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SAN FRANCISCO PLANNING COMMISSION

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Meeting Minutes

Commission Chamber - Room 428 War Memorial Building, 401 Van Ness Avenue Thursday, January 7, 1999 1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Hector Chinchilla, President Anita Theoharis, Vice President

SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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PRESENT: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

ABSENT: None

1.

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT THEOHARIS AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian, Amit Ghosh, Neil Hart, Michael Li, Carol Roos, Mark Paez, Larry Badiner, Lou Andrade, Angelica Chiong, Jim Nixon, Larry McDonald, David Alumbaugh, Augustine Fallay, Sharon Young, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

97.856E

FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET, between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and a 40-X Height and Bulk District. An appeal of a Preliminary Negative Declaration published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5,000 square feet of conference area on a 38,500 square-foot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.

(Continued from Regular Meeting of December 3, 1998) (Proposed for Continuance to February 11, 1999)

SPEAKER(S): Nor

ACTION: Continued as proposed

AYES: Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None ABSENT: Chinchilla

2. 98.360C (LIGHT)

745 CLEMENT STREET, south side, corner of 9th Avenue; Lots 31 and 31A in Assessor's Block 1440: -- Request for Conditional Use authorization to allow the conversion of a former movie theatre use to retail, business, and professional service uses under Planning Code Section 716.11 for developments with lot sizes of 5,000 square feet or more, under Section 716.21 for non-residential use sizes of 2,500 square feet or more, under Section 716.40 for retail uses on the second floor, and under Section 716.53 for business or professional services on the second floor, in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 10, 1998)

(Withdrawn)

SPEAKER(S): None ACTION: None

98.589D (WASHINGTON)
 3630-22ND STREET, north side between Sanchez and Church Streets, Lot 010 in
 Assessor's Block 3620 -- Request for Discretionary Review of Building Permit Application No.
 9806887, proposing to construct a new detached residential structure on the front half of an
 existing parcel of land in a RH-2 (House, Two-Family) District.
 (Continued from Regular Meeting of December 10, 1998)

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(Withdrawn)

SPEAKER(S): None ACTION: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

- 4. Move back to City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, January 21, 1999.
- Consideration of adoption draft minutes of 12/10/98 and 12/17/98.

SPEAKER(S): None

ACTION: Approved by a Voice Vote as Corrected

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None ABSENT: None

Consideration of adoption - Commission meeting dates for 1999.

SPEAKER(S): None

ACTION: Approved by a Voice Vote

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None ABSENT: None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Welcomed everyone back from the Holidays.
- 8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - Construction activity at 9th Avenue/Lincoln Way
 - BoA, 599 3rd Street
 - BoA, 7th Street/Market Street
 - BoA, 2780 Filbert Street

9. INFORMATIONAL (BADINER)

Urban Design Element of the General Plan - Informational Presentation on the Urban Design Element for Commission background.

Note: No action will be taken by the Commission on this matter.

SPEAKER(S):

Evan Rose

ACTION:

None

INFORMATIONAL 10.

(CHIONG)

Update on Building Permit Application Nos. 9602145, 9602144, and 9602143 - to install retaining walls and modify the interior and exterior of previously approved building permits for new construction of three single-family dwellings on Kensington Way.

Note: No action will be taken by the Commission on this matter.

SPEAKER(S):

Jim Lucy, Tim Collan, Mark Thompson, Bud Wilson, Mary

McDermitt, Alice Barkley

ACTION:

None

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - TESTIMONY ON ITEMS 7a, 11a & 7b 11b IS LIMITED TO THE LANGUAGE OF THE FINDINGS AND FINAL MOTION

11a. 97.750A (PAEZ)

200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Certificate of Appropriateness for a seismic retrofit, adaptive reuse and rehabilitation project to accommodate the New Asian Art Museum pursuant Article 10 of the Planning Code. Adoption of California Environmental Quality Act (CEQA) findings and statement of overriding consideration pursuant to the CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code. This property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.

(Continued from Regular Meeting of December 10, 1998)

Note: On December 10, 1998 following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +6 to -1.

SPEAKER(S):

Jim Killoran, Gigi Gee Gee Platt, Kelly Drumm, Nancy Boas

ACTION: Approved as Amended

AYES:

Chinchilla, Theoharis, Joe, Martin, Mills, Hills NAYES:

Antenore ABSENT: None MOTION No.: 14762

11b. 97.750R (PAEZ)

200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Planning Commission review of the seismic retrofit, adaptive reuse and rehabilitation project to determine whether the proposal conforms with the San Francisco General Plan. Adoption of California Environmental Quality Act (CEQA) findings and statement of overriding consideration pursuant to the CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.

(Continued from Regular Meeting of December 10, 1998)

Note: On December 10, 1998 following public testimony, the Commission closed the public hearing and passed a motion of intent to approve by a vote of +6 to -1.

SPEAKER(S): Jim Killoran, Gigi Gee Gee Platt, Kelly Drumm, Nancy Boas

ACTION: Approved as Amended

AYES: Chinchilla, Theoharis, Joe, Martin, Mills, Hills

NAYES: Antenore
ABSENT: None
MOTION No.: 14762

F REGULAR CALENDAR

12a. 98.819<u>C</u>V (GORDON)

319 11TH STREET, northeast side of 11th Street, between Folsom and Harrison Street, Lot 29 in Assessor's Block 3520 -- Request for a Conditional Use Authorization to allow the expansion of an existing office use in a landmark building (City Landmark #199) per Planning Code Sections 816.48 and 803.5(c) in the SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of December 17, 1998)

SPEAKER(S): Gale Goedinghouse, Bob Bowen, Rob Burmingham

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None
ABSENT: None
MOTION No.: 14764

12b. 98.819C<u>V</u> (GORDON)

319 11TH STREET, northeast side of 11th Street, between Folsom and Harrison Street, Lot 29 in Assessor's Block 3520, in a SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to convert approximately 7,700 square-feet of occupied floor area of the subject building (mezzanines will also be added) from arts production, traffic school and service uses to general office use without providing the required off-street parking. Existing uses to remain on the site include general office and office support, totaling approximately 5,325 square-feet (occupied floor area) of space.

The application for Variance will be considered by the Zoning Administrator. (Continued from Regular Meeting of December 17, 1998)

SPEAKER(S): Gale Goedinghouse, Bob Bowen, Rob Burmingham

ACTION: Zoning Administrator Closed Public Hearing

13. 98.883C (YOUNG)

3306 MISSION STREET, corner of Mission Street and 29th Street; Lot 54 in Assessor's Block 6635: Request for Conditional Use Authorization under Sections 186.1(b) and 781.5(c) of the Planning Code, to extend the hours to 4 a.m., a Cabaret Permit by Police Code, of an existing Large Fast-Food Restaurant within the Moderate-Scale Neighborhood Commercial District (NC-3), a 40-X Height and Bulk District, and the Mission Street Fast-Food Subdistrict.

SPEAKER(S): Officer J. Sarin (Ingleside), Justine MacNeal, Mickey Saxon,

Katie Law, Nancy Tucker, Jack Shella, Don Huntley, Edward

Schmidt

ACTION: Dissapproved

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None ABSENT: None MOTION No.: 14765 14. 98.853C (MARTIN)

539 BRYANT STREET, southwest corner of Bryant and Zoe Streets, Lot 041, Assessor's Block 3776 -- Request for Conditional Use Authorization under Sections 817.73 and 227(h) of the Planning Code to install a total of three (3) building mounted panel antennas attached to the building at three separate locations, with equipment cabinets being installed adjacent to an elevator penthouse, as part of a wireless communication network in an SLI (Service/Light Industrial) District and 50-X Height and Bulk Districts.

SPEAKER(S):

None

ACTION:

Approved

AYES:

Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES:

None

ABSENT: MOTION No.:

14766

15. 98.975C

(PEPPER)

1025 FILLMORE STREET, northwest corner at McAllister Street (El Bethel Arms), Lot 021 in Assessor's Block 0774: -- Request for Conditional Use authorization under Sections 712.83 and 209.6(b) of the Planning Code to install three antennas and two equipment cabinets on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and RM-4 (Residential, Mixed, High Density) District and 40-X and 50-X Height and Bulk Districts.

SPEAKER(S):

None

ACTION:

Approved

AYES:

Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: ABSENT: None None

MOTION No.:

14767

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

16. 98.874D

(FALLAY)

<u>21, 29, AND 39 VILLA TERRACE</u>, east side between Twin Peaks Boulevard and Clayton Street, Lots 009, 010 and 012 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application Nos. 9812719, 9812720 and 9812721, proposing to construct a three-story, single-family dwelling on each of the three newly created lots in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of November 12, 1998)

SPEAKER(S):

Brett Gladstone

ACTION:

Continued to January 21, 1999

AYES:

Chinchilla, Theoharis, Antenore, Joe, Martin, Mills

NAYES:

None

ABSENT:

Hills (Conflict of Interest)

17. 98.484DDDD (LI)

<u>63-67 GLOVER STREET</u>, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of November 19, 1998)

SPEAKER(S): None

ACTION: Continued to January 14, 1999

AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills

NAYES: None ABSENT: Theoharis

Adjournment: 4:25 PM

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 428 War Memorial Building, 401 Van Ness Avenue Thursday, January 14, 1999 1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

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PRESENT:

Chinchilla, Antenore, Joe, Mills, Hills

ABSENT: Theoharis, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian, Miriam Stombler, Neil Hart, David Lindsay, Michael Li, Larry Badiner, Jim Nixon, Mary Gallagher, Grace Hing, Corey Alvin, Julian Banales, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.798C (ALVIN)

2730_21st STREET, northeast corner of Bryant and 21st Street, Lot 24 in Assessor's Block 4087: Request for Conditional Use Authorization to delete Condition No. 3 of Planning Commission Resolution No. 9074 thereby allowing live entertainment to a bar where a conditional use authorization was granted to allow a closing time of 2 a.m. within the RM-1 (Residential Mixed District Low Density) and 40-X Height and Bulk District.

(Proposed for Continuance to January 28, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Chinchilla, Antenore, Joe, Mills, Hills

NAYES:

ABSENT:

Theoharis, Martin

2a. 98.757CV

(OMOKARO) 2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.

(Proposed for Continuance to January 28, 1999)

SPEAKER(S):

ACTION:

Continued as proposed

AYES:

Chinchilla, Antenore, Joe, Mills, Hills

NAYES:

None

ABSENT:

Theoharis, Martin

2b. 98.757CV (OMOKARO)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine requires approximately 13 off-street parking spaces.

(Proposed for Continuance to January 28, 1999)

SPEAKER(S):

ACTION:

Continued as proposed

AYES: Chinchilla, Antenore, Joe, Mills, Hills

NAYES: Nor

ABSENT: Theoharis, Martin

3. 98.523E (GLASNER)

1880 LOMBARD STREET, (Proposed Residential/Commercial Development). The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.

(Proposed for Continuance to February 4, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Joe, Mills, Hills

NAYES: None

ABSENT: Theoharis, Martin

4. 98.266E

1890 BRYANT STREET, (Office Building). An appeal of Preliminary Negative Declaration published for the proposed addition to and adaptive reuse of an existing three-story, approximately 106,200 square foot vacant building at 1890 Bryant Street, formerly part of the Best Foods complex. The project site is on the north side of Mariposa Street, extending from Bryant Street to Florida Street; Assessor's Block 3970, Lots 3 & 4. Two stories would be added to the existing structure, bringing the roof of the proposed building to a height of 65 feet, as measured from Bryant Street. The entire building would be converted from vacant food manufacturing to 122,500 square feet of office use, with 134 tandem parking spaces at the basement and mezzanine level. The project would be considered by the Planning Commission as a Planned Unit Development, and would require exceptions to Planning Code parking requirements and bulk limits, as well as authorization under Planning Code Section 321 as an office development. The project site is within the Greater Northeast Mission

(Proposed for Continuance to February 18, 1999)

SPEAKER(S): None

Industrial Zone (NEMIZ).

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Joe, Mills, Hills

NAYES: None

ABSENT: Theoharis, Martin

5a. 98.329C (ANDRADE) 466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270 - Request under Planning Code Section 216(b) for conditional use authorization to construct a ten-story hotel with approximately 91 guest rooms and having up to 53,000 square feet of area on a vacant lot in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.

(Proposed for Continuance to February 18, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Joe, Mills, Hills

NAYES: None

ABSENT: Theoharis, Martin

5b. 98.329X (ANDRADE)

466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270- Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a ten-story hotel exceeding 75 feet in height with approximately 91 guest rooms and for exception from the bulk requirements of Section 270 and 272; and exception from the height requirements of Section 263.8. A Director's Report and Recommendation regarding the exceptions will be available Monday January 4, 1999. The Project is located in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.

(Proposed for Continuance to February 18, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Joe, Mills, Hills

NAYES: None

ABSENT: Theoharis, Martin

6. 98.928D (LINDSAY)

1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 -- Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permit in a RH-3 (House, Three-Family) District.

(Proposed for Continuance to May 13, February 25, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Joe, Mills, Hills

NAYES: None

ABSENT: Theoharis, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Michael Levin

Re: Move back to City Hall

Patricia Vaughey

Re: Planning Department Reorganization, loss of Planners (Jana Beatty & Adam

Light) to other teams.

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Move back to City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, January 21, 1999.

SPEAKER(S): ACTION:

None None

Commissioner Joe: C

Chinatown Alleyway Master Plan, request to calendar in February.

D. DIRECTOR'S REPORT

8. Director's Announcements.

Transit Policy discussion to occur January 28, 1999, to allow members of the

Mayor's Office and other agencies to be included.

Problems with the Motorola (DBI's Building Permit Application tracking system), it
has been down for two weeks due to hardware problems. This has resulted in
added stress to the public and staff. Meetings have been scheduled between
Planning and DBI to resolve the situation. Because the system is down it is not
possible to log BPA's in or out. Director Green has proposed a temporary manual
system as a solution.

Budget Process, it can be expected to come before the Commission on either February 11, 1999 or February 18, 1999 as a presentation prior to its presentation

before the Mayor's Office and Board of Supervisors.

SPEAKER(S):

None

ACTION:

None

9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BoS: School for Self Healing was appealed, but unanimously upheld.

BoA: 599 3rd Street

BoA: 7th Street/Market Street Sign was rescheduled to February 17, 1999. The Zoning

Administrator will be requesting that no other requests for continuances be granted.

SPEAKER(S): ACTION:

None

None

10. INFORMATIONAL

(BADINER)

<u>Downtown Area Plan of the General Plan</u> - Informational Presentation on the Downtown Area Plan for Commission background.

Note: No action will be taken by the Commission on this matter.

SPEAKER(S):

Jeffrey Heller, Michael Levin, Mary Ann Miller, Gee Gee Platt,

Howard Wexler.

ACTION:

None

E. CONSENT CALENDAR

11. 98.243C

(SMITH)

1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District.

Note: After a Motion of Disapproval failed to carry by a vote of +2 (Commissioners Antenore and Mills) to -3 (Commissioners Chinchilla, Theoharis, and Joe), following public testimony, the Commission Closed Public Comment. At the direction of Commission President Chinchilla, absent Commissioners Hills and Martin would

review the official transcript and all pertinent information prior to casting their vote. (Continued from Regular Meeting of December 17, 1998)

SPEAKER(S):

None

ACTION:

Continued to January 28, 1999 Chinchilla, Antenore, Joe, Mills, Hills

AYES: NAYES:

Mone

ABSENT:

Theoharis, Martin

F. REGULAR CALENDAR

12. 98.763C (LINDSAY)

955 GREEN STREET, south side between Jones and Taylor Streets, Lot 27 in Assessor's Block 127 - Request for authorization of Conditional Use to allow parking in excess of accessory amounts, pursuant to Planning Code Section 157, in conjunction with the proposed construction of a seven-unit residential building (seven off-street parking spaces required, 11 spaces permitted as accessory parking, 20 spaces requested) in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.

SPEAKER(S):

None

ACTION: AYES: Continued to January 21, 1999 Chinchilla, Antenore, Joe, Mills, Hills

Unincr

NAYES: ABSENT:

Theoharis, Martin

13. 98.809C (KEYLON)

<u>2161 SUTTER STREET</u>, south side between Pierce and Steiner Street, Lot 5 in Assessor's Block 682 - Request for Conditional Use Authorization to establish an 18-bed residential care facility (defined by Planning Code Section 790.50 as Other Institution, Large) for ambulatory mentally disordered adults in an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.

(Continued from Regular Meeting of December 10, 1998)

SPEAKER(S):

Susanne Burwasser, Ed Cramer, Mary Hoeffler, David Rosenthal, Elizabeth Goumas, Jeremy Woan, Michele Hagan, Sidney Lam, Howard Ash, Jeff Strobel, Patricia Vaughey,

Georgene, Keeler, Miriam Stombler

ACTION:

Approved as Amended

AYES:

Chinchilla, Antenore, Joe, Mills, Hills

NAYES:

None

ABSENT:

Theoharis, Martin

MOTION No.: 14763

14a. 98.875CV (OMOKARO)

<u>3640 BUCHANAN STREET</u>, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- Request for Conditional Use Authorization under Section 711.11 and 711.21 of the Planning Code to allow a new second floor office space (approx. 2,717 square feet) in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building in a Small-Scale Neighborhood Commercial District (NC-2) and 40-X Height and Bulk Designation. Section 711.11 and 711.21 of the Planning Code requires conditional use authorization for non-residential uses in NC-2 districts with a gross floor area of 4,000 square feet and above and lot area of more than 10,000 square feet. The total lot area of the subject property is approximately 13,479 square feet with a gross floor area of approximately 8,000 square feet.

(Continued from Regular Meeting of December 17, 1998)

SPEAKER(S):

Howard Wexler, ??? (Project Sponsor's Preservation Architect)

Patrick McGrew, Gee Gee Platt

Approved as Amended ACTION:

AYES: Chinchilla, Antenore, Joe, Mills, Hills

NAYES: None

ABSENT: Theoharis, Martin

MOTION No.: 14768

(OMOKARO) 14b. 98.875CV

3640 BUCHANAN STREET, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new second floor space (approx. 2.717 square feet) containing two office spaces of 200 square feet and 1,716 square feet, common storage room, elevator room, duct shaft room, toilet and stairs in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building. The proposal also includes seismic upgrade of the building to comply with the city's unreinforced masonry requirements, accessibility and exiting. The new office spaces (approx. 1,916 square feet) requires four offstreet parking spaces. The proposal does not provide the required parking. The application for Variance will be considered by the Zoning Administrator.

(Continued from Regular Meeting of December 17, 1998)

SPEAKER(S):

Howard Wexler, ??? (Project Sponsor's Preservation

Architect) Patrick McGrew, Gee Gee Platt

ACTION:

Zoning Administrator Closed the Public Hearing

15. 98.777C

> 1724 HAIGHT STREET, north side near Cole Street, Lot 35 in Assessor's Block 1229. Request for authorization of Conditional Use to add rear outdoor seating (defined as an outdoor activity area under Planning Code Section 790.70) to an existing Large Fast Food Restaurant within the Haight Street Neighborhood Commercial District.

SPEAKER(S):

Jim Mitchell, Nabeel Yousef, Wael Zeidan, Michael Crisp, Jeron

Donalds

ACTION:

Disapproved

AYES:

Chinchilla, Antenore, Joe, Mills Hills

NAYES:

ABSENT:

Theoharis, Martin

MOTION No.: 14769

16. 98.387C

(ALVIN)

(HING)

425 FOLSOM STREET, south side of Folsom Street, between Fremont and 1st Streets, lot 29 in Assessor's Block 3748: Request for a Conditional Use authorization to establish a compressed natural gas (CNG) facility and emergency staging area on a portion of a lot which is currently used as vehicle storage for the Pacific Gas & Electric Company and is adiacent to a PG&E sub-station, per Section 209.6(b) of the Planning Code, within the RC-4 (Residential-Commercial Combined Districts, High Density) and 200-R Height and Bulk District.

(Continued from Regular Meeting of December 3, 1998)

SPEAKER(S):

Norm Stone, Ken Taymor, Rick Ruvolo

ACTION:

Approved as Amended (lifting limitation on hours of operation)

AYES:

Chinchilla, Antenore, Joe, Mills, Hills

NAYES:

None

ABSENT:

Theoharis, Martin

MOTION No.:

14770

17a. 98.704CV

(BAÑALES)

560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in

Assessor's Block 848 -- Request for Conditional Use authorization to allow Development on a lot greater than 10,000 square feet in area, pursuant to Planning Code Section 711.11, and to allow the establishment of a Large Institution as defined by Planning Code Section 790.50, pursuant to Planning Code Section 711.81, in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. The project also includes a rear yard and dwelling unit exposure variance request to allow the addition of dwelling units on the site. (Continued from Regular Meeting of December 17, 1998)

SPEAKER(S): Antonio Rossman, Jeremy Paul

ACTION: Final Continuance as Amended to January 28, 1999

AYES: Chinchilla, Joe, Mills, Hills

NAYES: Antenore

ABSENT: Theoharis, Martin

17b. 98.704C<u>V</u> (BAÑALES)

560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- REAR YARD AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT to allow the addition of dwelling units in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. Section 134 of the Planning Code requires a minimum rear yard depth of 25% of the depth of the lot for dwelling units on the subject property, measured from the rear property line. The rear yard requirement is at each story of a structure containing a dwelling unit. The proposed new dwelling units would be deficient in terms of the rear yard standard. Section 140 of the Planning Code requires that each new dwelling unit face onto a street, alley or rear yard of at least 25 feet in width. The proposed dwellings would not meet this requirement.

The application for Variance will be considered by the Zoning Administrator. (Continued from Regular Meeting of December 17, 1998)

SPEAKER(S): Antonio Rossman, Jeremy Paul

ACTION: Final Continuance as Amended to January 28, 1999

AYES: Chinchilla, Joe, Mills, Hills

NAYES: Antenore

ABSENT: Theoharis, Martin

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:00 PM, but have not been called or heard by 3:00 PM, could be continued to a later time or date as determined by the Commission.

18. 98.704D (BAÑALES)

<u>560 HAIGHT STREET</u>, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.

(Continued from Regular Meeting of December 17, 1998)

SPEAKER(S): Antonio Rossman, Jeremy Paul

ACTION: Final Continuance as Amended to January 28, 1999

AYES: Chinchilla, Joe, Mills, Hills

NAYES: Antenore

ABSENT: Theoharis, Martin

19. 98.484DDDD

(LI)

63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of January 7, 1999)

SPEAKER(S):

Peter Massik, Anne Novak, Elizabeth Wilson, Anna Loy, Brad

Polverossi, Jeffrey Orth, Eric Reese, Kate Polverossi

ACTION:

After Closing the Public Hearing, the Commission Continued

this item to January 21, 1999

AYES:

Chinchilla, Antenore, Joe, Mills, Hills

NAYES: ABSENT: None Theoharis, Martin

Adjournment: 6:30 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, January 21, 1999 1:30 PM

Special Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Hector Chinchilla, President Anita Theoharis, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PRESENT: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills

ABSENT: Joe

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian, David Lindsay, Michael Li, Larry Badiner, Mary Gallagher, Julian Banales, Isoken Omokaro, Edy Zwierzycki, Augustine Fallay, Irene Nishimura, Paul Maltzer, Hillary Gitelman, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.258CC (BEATTY)

939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Review of previously authorized Conditional Use (dated August 7, 1997) to establish live entertainment (defined as Other Entertainment by Planning Code Section 790.38) at an existing Full-Service Restaurant and Bar known as the "Russian Bear" in the Inner Clement Neighborhood Commercial District.

Condition No. 15 of Motion No. 14436 states that "a hearing before the Planning Commission shall be scheduled one year after the issuance of a Police Permit for Other Entertainment. At this time, the Conditional Use Authorization for Other Entertainment can be revoked by the Planning Commission if the Police Department or Planning Department has received legitimate neighborhood complaints regarding the use of Other entertainment at the establishment".

(Proposed for Continuance to February 4, 1999)

None

SPEAKER(S):

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills

NAYES: None ABSENT: Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Elizabeth Mettling

Re: Miraloma Park Walgreens

Patricia Vaughey
Re: Five project sites
Michael Levin

Re: Emporium Site Development

Steven R. Currier Re: 1201 Naples

COMMISSIONERS' QUESTIONS AND MATTERS C.

Election of 1999 Commission President. 2.

SPEAKER(S):

ACTION:

Election of Commissioner Anita Theoharis as the 1999

Planning Commission President

AYES:

Theoharis, Chinchilla, Antenore, Martin, Mills, Hills

NAYES: ABSENT: None Joe

Consideration of adoption - San Francisco Planning Commission Rules & Regulations. 3.

Update the location of regular meetings.

Update the name of the rules and regulations.

SPEAKER(S):

None

ACTION:

Adopted

AYES: NAYES: Theoharis, Chinchilla, Antenore, Martin, Mills, Hills None

ABSENT:

Joe

Consideration of adoption - draft minutes of 1/7/99. 4.

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Chinchilla, Antenore, Martin, Mills, Hills

NAYES:

None

ABSENT:

Joe

D. DIRECTOR'S REPORT

- Director's Announcements. 5.
 - Welcomed everyone to the new Planning Commission Chambers.
 - Congratulated newly elected Commission President Anita Theoharis.
 - Noted that at the Board of Supervisor's Economic Development and Transportation Committee, Supervisor Biermann initiated an Appeal of the New Asian Art Museum Certificate of Appropriateness. It was forwarded to the full Board with a recommendation of no pass.
 - Pacific Bell Ball Park will be before the Board of Supervisor's as a n Informational Presentation.
 - Landmarks Board held its elections and retained Dan Reidy as its President.
- Review of Past Week's Events at the Board of Supervisors & Board of Appeals. 6.
 - BoS Vermont St
- 7. Miraloma Park Walgreens Update.

SPEAKER(S):

None

ACTION:

None

E. REGULAR CALENDAR

8. 98.455F (POSTERNAK) 675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 twostory buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.

SPEAKER(S): Bill Poland, Lu Blazej, Jon Twichell, Jeff Brinton, Carole Burke,

David Harris, Jake Hesse, Robert Zinkhorn, Christie McRae, Janet Nunan, Dick Millet, Jennifer Clary, John Elberling, Jim Reuben. Regina Markew. Renaldo Chencharila. Phillip

Richardson.

ACTION: Continued to March 4, 1999. Following public testimony, the

Commission Closed the Public Comment Period. After a Motion to Disapprove the Negative Declaration failed to carry by a vote of +2 (Antenore, Chinchilla) to -3 (Theoharis, Mills, Hills) and a Motion to Approve the Negative Declaration failed to carry by a vote of +3 (Theoharis, Mills, Hills) to -2 (Antenore, Chinchilla). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to

casting their vote.

AYES: Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: None
ABSENT: Joe, Martin

9. 96.671E (NISHIMURA)

837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; within a South of Market Residential/Service Mixed Use District (RSD) and a 40-X/85-B Height and Bulk District. An Appeal of a Preliminary Negative Declaration (PND) published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units up to 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount. (Since the PND was published, the project sponsor has revised the project to consist of 200 dwelling units instead of 68 live/work units and 142 dwelling units. Hence, a Variance from the rear yard requirement would need to be granted by the Zoning Administrator.)

(Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): Lynne Axelrod, Jerry Dommer, Stan Smith, Ken Iremonger,

John Elberling.

ACTION: Approved

AYES: Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14771

10a. 96.671CV

(BAÑALES)

855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752-- Request for Conditional Use authorization to allow Height Exceptions to the South of Market Residential Service District (RSD) 40-X/85-B Height and Bulk District, pursuant to Planning Code Section 263.11, to allow Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271, and to allow parking exceeding accessory amounts, Planning Code Section 157. The project also includes a request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e). (Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): Lynne Axelrod, Jerry Dommer, Phillip Richardson, Ed Tansev,

Bob Myers, Stanley Saitowitz.

ACTION: Approved with Conditions

AYES: Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14772

10b. 96.671CV

(BAÑALES)

855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752— Request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e), in a Residential Service District (RSD) 40-X/85-B Height and Bulk District The application for Variance will be considered by the Zoning Administrator. (Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): Lvnne A

Lynne Axelrod, Jerry Dommer, Phillip Richardson, Ed Tansev,

Bob Myers, Stanley Saitowitz.

ACTION: Following public testimony, the Zoning Administrator Closed

the Public Comment Period.

11. 98.763C

(LINDSAY)

955 GREEN STREET, south side between Jones and Taylor Streets, Lot 27 in Assessor's Block 127 - Request for authorization of Conditional Use to allow parking in excess of accessory amounts, pursuant to Planning Code Section 157, in conjunction with the proposed construction of a seven-unit residential building (seven off-street parking spaces required, 11 spaces permitted as accessory parking, 20 spaces requested) in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of January 14, 1999)

SPEAKER(S):

John Sanger, George Holmsley, Francisco Centurion, Frances Upham, Dick Karrenbrock, Charley de Limur, Steve Cassidy,

Andrew Iwach, Steve Cox, Dyer Stickney, Leno Piazza, Connie

Goodyear.

ACTION:

Continued to January 28, 1999. Following public testimony, the Commission Closed the Public Comment Period. After a Motion to Approve failed to carry by a vote of +3 (Theoharis, Mills, Hills) to -1 (Antenore). At the direction of Commission President Theoharis absent Commissioners Chinchilla, Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.

12.

AYES:

Theoharis, Antenore, Mills, Hills

NAYES:

None

ABSENT:

98.840C

Chinchilla, Joe, Martin

(OMOKARO)

2300 FILLMORE STREET, northeast corner of Fillmore and Clay Streets; Lot 33 in Assessor's Block 0612 --- Request for Conditional Use Authorization under Section 718.38 of the Planning Code to allow residential conversion of one dwelling unit on the existing second floor to offices in the Upper Fillmore Neighborhood Commercial District (NCD) and 40-X Height and Bulk Designation.

(Continued from Regular Meeting of December 17, 1998)

SPEAKER(S):

Fredrick Lui

ACTION:

Continued to February 18, 1999. Following public testimony, the Commission Closed the Public Comment Period. A Motion to Disapprove failed to carry by a vote of +3 (Theoharis, Chinchilla, Mills) to -2 (Antenore, Hills). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent

materials prior to casting their vote.

AYES:

Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: ABSENT: None Joe. Martin

13. 98.901C (KEYLON)

3100 WEBSTER STREET, east side between Greenwich and Moulton Streets, Lot 12 in Assessor's Block 508-- Request for Conditional Use Authorization to remove termination date for a nonconforming motel use (Hotel Del Sol) under Section 185(e) of the Planning Code in an RH-2 (Residential, House, Two-Family) District.

SPEAKER(S):

Chip Connely, Brett Gladstone, Patricia Vaughey, Stephania

Parks, Kevin Dill.

ACTION:

Approved with Conditions

AYES:

Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: ABSENT: None Joe, Martin

Motion No.:

14773

14. 98.778C (ZWIERZYCKI)

2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-overbasement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District. The original proposal included 36 children, but has since been revised to include 24.

(Continued from Regular Meeting of December 10, 1998)

SPEAKER(S):

Jerry Kline, Steve Cox Kovax, Jeannine Hextrum, Tim Cullen, Maria Louise Torres, Lea Fisher, Cruz Fernandez, Nancy Chiang, Grace Goldhoffer, Bill Hewen, Joan Esporanz erance, Bill Palmer, Ernesto Regelatto, Tracy Bedi, Mark c Zimmerman, Larry Knott, Dick Allen, Steven Stept, Tom Tannyhill, Max Apple, Jane Disinsky, Herman Charles Hextrum, Pam Anne Bullard, Catherine Preypurser, Greg Punkner, Chris Enbaum, Jeffrey Lyons, Tom Norian, Rich Hextrum, Jim Lucey, Eileen Winter, Aylea Feavelou.

Continued to February 18, 1999. Following public testimony, ACTION:

the Commission Closed the Public Comment Period. A Motion onf intent to Approve failed to carry by a vote of +3 (Antenore, Hills, Mills) to -2 (Theoharis, Chinchilla). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent

materials prior to casting their vote.

AYES: Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: None ABSENT: Joe. Martin

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 8:10 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

(ZWIERZYCKI) 15. 98.715D

1709 34TH AVENUE, west side between Moraga and Noriega Streets, Lot 001A in Assessor's Block 2015 -- Request for Discretionary Review of Building Permit Application No. 9810946, proposing to legalize and expand an existing second-story deck and construct a ground-floor bedroom addition below the deck at the rear of a two-story single-family residence in a RH-1 (House, One-Family) District.

SPEAKER(S): None ACTION: Withdrawn

16. 98.933D (KEYLON)

550 29TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 028 in Assessor's Block 1516 -- Request for Discretionary Review of Building Permit Application No. 9807877, proposing to construct a three-story addition at the rear of an existing three-story single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKER(S): Peter Jones, Lorraine See Jung, Larry Yee, George Sang,

George Woo.

ACTION: Take DR, modify project

AYES: Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: None ABSENT: Joe. Martin

17. 98.987D (LIGHT) 128 26TH AVENUE, east side between El Camino del Mar and Lake Street, Lot 033 in Assessor's Block 1333 -- Request for Discretionary Review of Building Permit Application No.

9814744S, proposing to demolish the existing single-family house and replace it with a new two-story over-garage single-family house in a RH-1 (House, One-Family) District.

SPEAKER(S): None ACTION: Withdrawn

18. 98.614D (BANALES) 1095 NATOMA STREET, east side between Lafayette and 12th Streets, Lot 047 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9814861S, proposing the demolition of existing industrial buildings and new construction of an eight-unit residential building in a SLR (Service/Light Industrial/Residential Mixed Use) District.

SPEAKER(S):

None

ACTION:

Withdrawn

19. 98.874D

(FALLAY)

21, 29, AND 39 VILLA TERRACE, east side between Twin Peaks Boulevard and Clayton Street, Lots 009, 010 and 012 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application Nos. 9812719, 9812720 and 9812721, proposing to construct a three-story, single-family dwelling on each of the three newly created lots in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of January 7, 1999)

SPEAKER(S): ACTION:

None Withdrawn

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
January 21, 1999
ROOM 400, CITY HALL
1 Dr. Carlton B. Goodlett Place
(Formerly known as Polk Street)
1:30 P.M.

F. SPECIAL DISCRETIONARY REVIEW HEARING This item should follow item #19 on the 1:30 3:00 p.m. calendar

98.484DDDD

(LI)

63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.

Note: After closing the public hearing, the Commission continued this item to January 21, 1999.

(Continued from Regular Meeting of January 14, 1999)

SPEAKER(S):

None

ACTION:

Take DR

AYES:

Theoharis, Chinchilla, Antenore, Mills

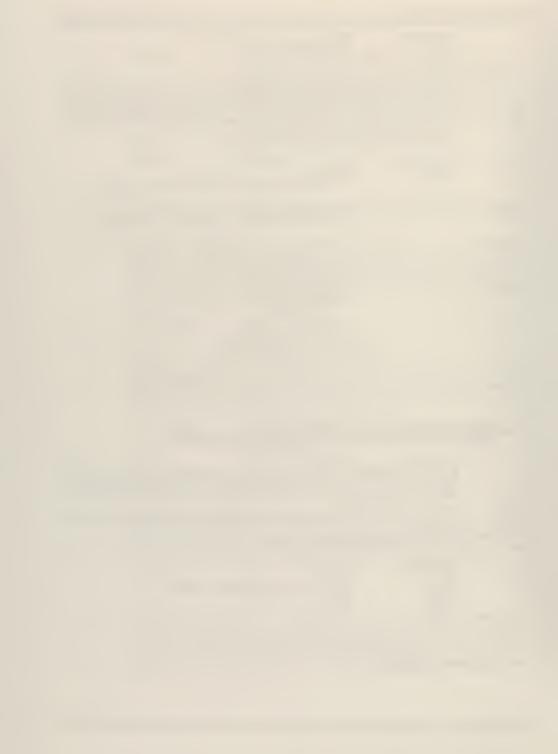
NAYES:

Hills

ABSENT:

Joe. Martin

Adjournment: 8:40 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, January 28, 1999 1:30 PM

DOCUMENTS DEPT.

Regular Meeting

SEP 2 1 1999

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President PUBLIC LIBRAF
Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PRESENT:

Theoharis, Mills, Chinchilla, Antenore, Hills

ABSENT:

Martin, Joe

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA THEOHARIS AT 1:50 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Mary Gallager, Larry McDonald, Judy Boyajian, David Lindsay, Julian Banales, Hillary Gitelman, Corey Alvin, Joan Ettlinger, Neil Hart, David Alumbaugh, Elizabeth Gordon, Paul Rosetter, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

98.362B
 (LINDSAY)
 1301 SANSOME STREET, northwest corner of Sansome and Filbert Streets, Lot 5 in
 Assessor's Block 85 -- Request under Planning Code Section 321 for authorization to convert
 an existing 36,000 square foot commercial building from warehouse use to a mixed use
 office/retail building. The proposed converted building would contain approximately 30,400
 gross square feet of office space and approximately 4,700 gross square feet of ground floor
 retail space. The project site is within a C-2 (Community Business) District, Waterfront

(Proposed for Continuance to February 4, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Chinchilla, Theoharis, Antenore, Mills, Hills

NAYES:

None

ABSENT:

Martin, Joe

Special Use District No. 3 and an 84-E Height and Bulk District.

2a. 98.757<u>C</u>V

(OMOKARO)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.

(Continued from Regular Meeting of January 14, 1999) (Proposed for Continuance to February 4, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Chinchilla, Theoharis, Antenore, Mills, Hills

NAYES:

None

ABSENT:

Martin, Joe

2b. 98.757C<u>V</u>

(OMOKARO)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue;Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine office spaces (approx. 6,656 square feet) do not provide the required 13 off-street parking spaces.

The application for Variance will be considered by the Zoning Administrator.

(Continued from Regular Meeting of January 14, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills

NAYES: None
ARSENT: Martin. Joe

(Proposed for Continuance to February 4, 1999)

98.631D (WASHINGTON)
 55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third- and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.

(Proposed for Continuance to February 11, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills

NAYES: None
ARSENT: Martin. Joe

4. 98.459E (NAVARRETE)

1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary

Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site

is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.

(Proposed for Continuance to February 25, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills

NAYES: None
ABSENT: Martin, Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Ernestine Weiss

Re: Proposed Parking Garages

Nan Roth

Re: 2 Nobles Alley Kyle Minor

Re: 1351 Grant Avenue

Claire McCas

Claire McGee

Re:1351 Grant Avenue

Joan Levy

Re: 1351 Grant Avenue

Susan Weisberg

Re:1351 Grant Avenue

Nancy Shanahan

Re: 1351 Grant Avenue Leo McLaughton

Leo McLaughton

Re:1351 Grant Avenue

Stacy Schinder

Re: 1351 Grant Avenue

C. COMMISSIONERS' QUESTIONS AND MATTERS

Election of 1999 Commission Vice President.

SPEAKER(S):

None

ACTION:

Election of Commissioner Beverly Mills as the 1999 Planning

Commission Vice President

AYES:

Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: ABSENT: None

Martin, Joe

Consideration of adoption - draft minutes of 1/14/99.

SPEAKER(S):

None

ACTION:

Continued to February 4, 1999

AYES:

Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: ABSENT: None

Martin, Joe

D. DIRECTOR'S REPORT

Director's Announcements.

 Introduced Dan Reidy, President of the Landmarks Advisory Board, as presentor of information regarding landmark nomination procedures.

 Noted that the Preservation Element of the General Plan will soon be before the Commission.

- 8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None

9. INFORMATIONAL

(GITELMAN)

SUMMARY OF TRANSPORTATION COORDINATION ACTIVITIES - Informational Presentation.

Note: No action will be taken by the Commission on this matter.

SPEAKER(S):

David Prowler, Mayor's Office; Hillary Gitelman, Environmental Review Officer; Stuart Sunshine, Director of the Department of Parking and Traffic; Jose Luis Moskovich, Acting Executive Director of the Transportation Authority; John Bartas; Michael

Levin.

ACTION: None

10. INFORMATIONAL

(ALUMBAUGH)

3RD STREET LIGHT RAIL GUIDELINES AND DESIGN CONCEPT - Informational

Presentation.

Note: No action will be taken by the Commission on this matter.

SPEAKER(S):

Dennis Tsai, Toby Levy, Mike Smiley, Lloyd Schleigel, Dan

Weaver.

ACTION: None

E. REGULAR CALENDAR

11. 98.347FT

(ROSETTER)

WEST PORTAL COFFEE STORE AMENDMENT -- Consideration of a proposal to amend Planning Code Sections 729.40, 790.102 and the Specific Provisions for the West Portal District to allow as a conditional use, a limited exception to the prohibition of cooking equipment and on-site food preparation not connected with beverage preparation for retail coffee stores (including sales of other non-alcoholic beverages) in the West Portal Neighborhood Commercial District (NCD). This amendment has been requested by the owners of Jenna Juice at 9 West Portal Avenue, but the activity the amendment could allow would be potentially available to other retail coffee and beverage stores in the West Portal NCD.

SPEAKER(S): Ramona Albright, Bud Wilson, Gus Calaphones

ACTION: Approved

AYES: Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: None
ABSENT: Martin, Joe
MOTION No.: 14774

12. 98.912L

(GORDON)

THE FIREBOAT HOUSE, PIER 22 1/2, east side of the Embarcadero near Harrison Street, under the San Francisco-Oakland Bay Bridge, Lot 22 1/2 in Assessor's Block 9900 --Consideration of a Landmark designation pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 510, on November 18, 1998, initiating the landmark designation of the above-referenced property, and recommending that the Planning Commission take action to designate this property as a landmark site in accordance with Article 10 of the Planning Code. The property is within a P (Public) District and a 84-X-2 Height and Bulk District.

SPEAKER(S): Dan Bell, Neil Hart

ACTION: Approved

AYES: Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES: None
ABSENT: Martin, Joe
MOTION No.: 14775

13. 98.243C

(SMITH)

1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square

feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk

Note: After a Motion to Disapprove failed to carry by a vote of +2 (Commissioners Antenore and Mills) to -3 (Commissioners Chinchilla, Theoharis, and Joe), following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Chinchilla, absent Commissioners Hills and Martin would review the official transcript and all pertinent information prior to casting their vote. (Continued from Regular Meeting of January 14, 1999)

SPEAKER(S):

None

ACTION:

Continued to February 18, 1999

AYES:

Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES:

None

ABSENT:

Martin, Joe

14. 98.763C (LINDSAY)

955 GREEN STREET, south side between Jones and Taylor Streets, Lot 27 in Assessor's Block 127 - Request for authorization of Conditional Use to allow parking in excess of accessory amounts, pursuant to Planning Code Section 157, in conjunction with the proposed construction of a seven-unit residential building (seven off-street parking spaces required, 11 spaces permitted as accessory parking, 20 spaces requested) in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.

Note: After a Motion to Approve failed to carry by a vote of +3 (Commissioners Theoharis, Hills, and Mills) to -1 (Commissioner Antenore), following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Theoharis, absent Commissioners Chinchilla, Joe, and Martin would review the official transcript and all pertinent information prior to casting their vote.

(Continued from Regular Meeting of January 21, 1999)

SPEAKER(S):

ACTION: AYES:

Approved with Amended Conditions Theoharis, Chinchilla, Mills, Hills

NAYES: ABSENT: MOTION No.: Antenore Martin, Joe

14776

15. 98.798C

(ALVIN)

2730 21ST STREET, northeast corner of Bryant and 21st Street, Lot 24 in Assessor's Block 4087: Request for Conditional Use Authorization to delete Condition No. 3 of Planning Commission Resolution No. 9074 thereby allowing live entertainment to a bar where a conditional use authorization was granted to allow a closing time of 2 a.m. within the RM-1 (Residential Mixed District Low Density) and 40-X Height and Bulk District. (Continued from Regular Meeting of January 14, 1999)

SPEAKER(S):

None

ACTION:

Continued to February 18, 1999

AYES:

Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES:

None

ABSENT:

Martin, Joe

16a. 98.704CV (BAÑALES)

560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- Request for Conditional Use authorization to allow Development on a lot greater than 10,000 square feet in area, pursuant to Planning Code Section 711.11, and to allow the establishment of a Large Institution as defined by Planning Code Section 790.50, pursuant to Planning Code Section 711.81, in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. The project also includes a rear yard and dwelling

unit exposure variance request to allow the addition of dwelling units on the site. (Continued from Regular Meeting of January 14, 1999)

SPEAKER(S): Jeremy Paul, Jean-Paul Samaha, Judy West, Sam Collins,

Lynne Ellen, Joe McCune, Jim Julian, Richard Schafer, Arletta Santon. Michael Zack, Lea Robinson, Craig Keys, John

Goldsmith.

ACTION: Disapproved

AYES: Theoharis, Antenore, Chinchilla, Hills

NAYES: Mills
ABSENT: Martin, Joe
MOTION No.: 14777

16b. 98.704CV

(BAÑALES)

560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- REAR YARD AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT to allow the addition of dwelling units in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. Section 134 of the Planning Code requires a minimum rear yard depth of 25% of the depth of the lot for dwelling units on the subject property, measured from the rear property line. The rear yard requirement is at each story of a structure containing a dwelling unit. The proposed new dwelling units would be deficient in terms of the rear yard standard. Section 140 of the Planning Code requires that each new dwelling unit face onto a street, alley or rear yard of at least 25 feet in width. The proposed dwellings would not meet this requirement.

The application for Variance will be considered by the Zoning Administrator. (Continued from Regular Meeting of January 14, 1999)

SPEAKER(S):

Jeremy Paul, Jean-Paul Samaha, Judy West, Sam Collins,

Lynne Ellen, Joe McCune, Jim Julian, Richard Schafer, Arletta Santon, Michael Zack, Lea Robertson, Craig Keys, John

Goldsmith.

ACTION:

Zoning Administrator Closed Public Comment

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:35 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 98.704D

(BAÑALES)

560 HAIGHT STREET, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.

(Continued from Regular Meeting of January 14, 1999)

SPEAKER(S):

Jim Julian, Joe McCune, Jose Palos, Mathew Ebert, John Eagleminiko, Roger Campos, Cindy Campos, Jeff Ross, Michael Zack, John Goldsmith, Gustava Madregal, Brian Burgeskoni, Richard Sexton, Lanos Yara, Lea Robertson, Gabriel Litch, Lynne Ellen, Rick Schafer, Donna Hunter, Martin Kelly, Arletta Santon, Donna Heathe, Craig Keys, Antonio Rossman, Jeremy Paul, Michal Alderete, Jeanne Rusk, Hild Snsinay, Carol Hull, Rachel McCune, Jean-Paul Samaha, Judy

West.

ACTION:

Continued to February 25, 1999. Following public testimony, the Commission Closed Public Comment. A Motion of intent

to Disapprove failed to carry by a vote of +3 (Theoharis, Antenore, Chinchilla) to -2 (Hills, Mills). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.

AYES:

Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES:

None

ABSENT:

Joe. Martin

18. 98.942D

(OMOKARO)

2835 FILBERT STREET, south side between Baker and Lyon Streets, Lot 020 in Assessor's Block 0948 -- Request for Discretionary Review of Building Permit Application No. 9818622, proposing to add approximately four feet to the rear and six feet to the side, with interior modifications to the existing two-story, single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S):

Alexander Dean, Arthur Yun, Ken Chan, Joyce Yun, Evan

Nagar.

ACTION: AYES:

No DR, Project Approved as Proposed Theoharis, Chinchilla, Antenore, Mills, Hills

NAYES:

None

ABSENT:

Joe. Martin

Adjournment: 8:40 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, February 4, 1999 3:00 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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55

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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PRESENT: Theoharis, Mills, Chinchilla, Antenore, Hills, Joe, Martin

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 3:13 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian - Deputy City Attorney, David Lindsay, Susana Montana, Stephen Shotland, Jonathan Purvis, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1a. 98.757CV (OMOKARO) 2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing.

(Continued from Regular Meeting of January 28, 1999) (Proposed for Continuance to February 11, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: None ABSENT: None

1b. 98.757CV (OMOKARO)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine office spaces (approx. 6,656 square feet) do not provide the required 13 off-street parking spaces.

The application for Variance will be considered by the Zoning Administrator.

(Continued from Regular Meeting of January 28, 1999) (Proposed for Continuance to February 11, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: None ABSENT: None

2. 98.523E (GLASNER)

1880 LOMBARD STREET, (Proposed Residential/Commercial Development). The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and

would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.

(Proposed for Continuance to February 25, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: None ABSENT: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public aring, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Jake McGoldrick

Re: BoA cases, notification of past and future cases.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of adoption - draft minutes of 1/14/99 & 1/21/99.

SPEAKER(S): None

ACTION: Adopted as Corrected

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: None ABSENT: None

Consideration of amendment - SFPC 1999 Meeting Dates.

SPEAKER(S): None

ACTION: Adopted as Amended

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: None ABSENT: None

D. DIRECTOR'S REPORT

- 5. Director's Announcements.
 - Noted the Work Program in the Commission Packets and its future implications.

- 6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA 1011 23rd Street
 - BoA 2130 Harrison Street
 - BoA 1224-1226 Kearny Street
 - BoA University Club
 - BoA February 17, 1999; the Odd Fellows Building sign will be before the Board

7. INFORMATIONAL (MONTAÑA)

(LINDSAY)

Union Square Park Redesign - Finding of consistency with the General Plan.

Note: No action will be taken by the Commission on this matter.

SPEAKER(S):

None

ACTION:

None

E. REGULAR CALENDAR

8. 98.362B

1301 SANSOME STREET, northwest corner of Sansome and Filbert Streets, Lot 5 in Assessor's Block 85 -- Request under Planning Code Section 321 for authorization to convert an existing 36,000 square foot commercial building from warehouse use to a mixed use office/retail building. The proposed converted building would contain approximately 30,400 gross square feet of office space and approximately 4,700 gross square feet of ground floor retail space. The project site is within a C-2 (Community Business) District, Waterfront Special Use District No. 3 and an 84-E Height and Bulk District.

(Continued from Special Meeting of January 28, 1999)

SPEAKER(S):

David Cincotta

ACTION:

Continued to February 18, 1999

AYES:

Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: ABSENT:

None

9. 97.258CC (BEATTY)

939 CLEMENT STREET, Lots 44 and 45 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Review of previously authorized Conditional Use (dated August 7, 1997) to establish live entertainment (defined as Other Entertainment by Planning Code Section 790.38) at an existing Full-Service Restaurant and Bar known as the "Russian Bear" in the Inner Clement Neighborhood Commercial District.

(Continued from Special Meeting of January 21, 1999)

SPEAKER(S):

Jo Connely, Steven Smalley, Bob Davis, David Heller, Berta

Vuraman, Joe O'Donoughue, Boris Rabin, Richard Hongisto,

Frank Lucas, ??? Boradulva

ACTION:

No violation of conditions found that warrant revocation of CU and a Motion of Intent to Amend existing conditions, lifting the

condition requiring valet parking.

AYES:

Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES:

None

None ABSENT:

98.364C 10.

634-636 CLAY STREET, north side between Kearny and Montgomery Streets; Lot 8 in Assessor's Block 208: -- Request for Conditional Use authorization under Section 810.20 of the Planning Code to add approximately 2,000 square feet to an existing 4,650-square-foot medical service in the Chinatown Community Business District and a 65-N Height and Bulk

District. The Gambro Dialysis Center, currently located on the ground floor of the subject building, is proposing to expand into the basement.

SPEAKER(S):

Gary Bell

ACTION:

Approved with Conditions AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: None ABSENT: None Motion No.: 14778

11. 98.968C

(WANG)

1484 CHURCH STREET, northwest corner of Church and 27th Streets; Lot 7A in Assessor's Block 6579 -- Request for a Conditional Use authorization to establish an ice cream shop (defined as a Small Self-Service Restaurant under Section 790.91 of the Planning Code) in a currently vacant ground floor commercial storefront as required by Section 710.44 of the Planning Code within an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

SPEAKER(S):

Jeremy Paul

ACTION:

Approved with the hours of operation extended to 11 PM every

night and striking Condition No. 6.

AYES:

Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES: ABSENT: None None

Motion No.:

14779

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:45 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 1999 021D (PURVIS)

2169 FOLSOM STREET, east side between 17th and 18th Streets, Lot 004 in Assessor's Block 3573 -- Request for Discretionary Review of Building Permit Application Nos. 9821145, 9821146 and 9821147, proposing to convert three existing industrial buildings to a mixed use project including 16 live/work, 8 day studios, plus office and retail in a M-1 (Light Industrial) District.

SPEAKER(S):

Jillen Doroan, Dan Norris, Joan Holden, Eric Quazada, Kim

Bender, Jonathan Youte, Lillian Sizemore, Darryl Atien, Judy

West, Fred Smith

ACTION:

No DR, Approved as Proposed

AYES:

Chinchilla, Theoharis, Antenore, Mills, Hills, Joe, Martin

NAYES:

None

ABSENT:

None

Adjournment: 5:23 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, February 11, 1999 1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin, Commissioners

Jonas P. Ionin, Commission Secretary

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laa

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PRESENT: Theoharis, Mills, Chinchilla, Antenore, Hills, Joe

ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:32 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian - Deputy City Attorney, Amit Ghosh, Susana Montana, Mary Gallagher, Larry McDonald, Hillary Gitelman, Mike Berkowitz, Larry Badiner, Lois Scott, Costolino Hogan, Paul Rosetter, Pedro Arce. Scott Dowdee, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

 98.900C (PEPPER) 2239 CLEMENT STREET, south side between 23rd and 24th Avenues; Lot 034 in Assessor's Block 1455: -- Request for Conditional Use authorization under Section 717.27 of the Planning Code to extend the hours of operation to 2:00 a.m. for the Ocean King Seafood Restaurant in the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District.

(Proposed for Continuance to February 18, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: ABSENT:

Hills, Martin

97.856E
 (NISHIMURA)
 FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET,
 between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial
 Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and
 a 40-X Height and Bulk District. An appeal of a Preliminary Negative Declaration

a 40-X Height and Bulk District. An appeal of a Preliminary Negative Declaration published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5,000 square feet of conference area on a 38,500 square-foot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.

(Continued from Regular Meeting of January 7, 1999) (Proposed for Continuance to March 11, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES:

None

ABSENT:

Hills, Martin

3. 98.967C

(MILLER)

3132 23rd Street, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 3638 -- Request for a Conditional Use Authorization to establish a plant nursery with retail sales per Planning Code Section 209.5(c) in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

(Proposed for Continuance to March 18, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: ABSENT:

Hills, Martin

4. 98.076E

(NAVARRETE)

1000 PENNSYLVANIA AVENUE - Appeal of a Preliminary Negative Declaration: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district.

(Proposed for Continuance to March 25, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe None

NAYES: ABSENT:

Hills. Martin

5. 98.631D (WASHINGTON)

55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third- and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.

(Proposed for Continuance to March 25, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES:

None

ABSENT: Hills, Martin

B. **PUBLIC COMMENT**

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Diane Whitmore Re: 3132 23rd Street Rosa Lomez Lopez

Re: 3132 23rd Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of adoption - draft minutes of 1/28/99.

SPEAKER(S):

None

ACTION:

Adopted as Corrected

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES:

None

ABSENT: Hills, Martin

D. DIRECTOR'S REPORT

- 7. Director's Announcements.
 - None
- Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Consideration of Kaiser Hospital Bridge over Geary Street.
 - BoA 723 Tehama Street
 - BoA 1723 Lake Street
 - BoA Arnold Chinn elected as Board Vice President

WORK PROGRAM & BUDGET

(GREEN)

<u>FISCAL YEAR 1999-2000</u> - Supplemental Appropriation Request for Fiscal Year 1998-1999; and Proposed Work Program and Budget for Fiscal Year 1999-2000.

SPEAKER(S):

Patricia Vaughey, Terry Milne, Katy Gough, Melinda Mazzetti,

Evan Rose, Peter Mezey, Mike Ryser, Lois Scott, Steve Vettel,

Mary Anne Miller

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe

NAYES:

None Martin

None

ABSENT: Resolution No.'s:

14780 and 14781

10. INFORMATIONAL

(MONTAÑA)

RINCON HILL SPECIAL USE DISTRICT LAND USE AND HEIGHT AND BULK

AMENDMENTS - Informational Presentation.

Note: No action will be taken by the Commission on this matter.

SPEAKER(S):

Clark Mamis, Bob Myers

ACTION:

E. REGULAR CALENDAR

11. 98.434ET

(ROSETTER)

NORTH OF MARKET ALCOHOLIC BEVERAGE AMENDMENT: Consideration of a proposal to amend Planning Code Section 249.5 to prohibit establishments selling alcoholic beverages for consumption off the premises, with provisions for continuation of existing establishments and creating good neighbor policies for all existing and new establishments selling alcoholic beverages, in the North of Market Residential Special Use District.

SPEAKER(S):

Supervisor Leland Yee, Seargent Frank Palma, Officer Miguel Torres, Jim Thompson, Marvis Phillips, Garet Jenkins, Bill Ng,

Michael Nader, David Baker, Marvin Warren, Michael Nulty,

Eladio Ballestas

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe

NAYES: None ABSENT: Martin Resolution No.: 14782

12. 98.903C (MARTIN)

450 HARRISON STREET, north side between First Street and Fremont Street; Lots 12 and 31, Assessor's Block 3748 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install one building mounted panel antenna and relocate the three existing panel antennas from the roof to the northeast building wall of an existing cellular facility, with an existing base transceiver station on the ground floor adjacent to the building as part of a wireless communication network in an RC-4 (Residential-Commercial, High Density) District within the Rincon Hill Special Use District, Residential Subdistrict, and 200-R Height and Bulk Districts.

SPEAKER(S): Peter Mossart Maushardt

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None
ABSENT: Hills, Martin
Motion No.: 14783

13a. 98.757CV (OMOKARO)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing. (Continued from Regular Meeting of January 28, 1999)

SPEAKER(S): Alex Anolik, Allan Schwartz

ACTION: Continued to February 25, 1999
AYES: Theoharis, Antenore, Hills, Joe

NAYES: Mills, Chinchilla

ABSENT: Martin

13b. 98.757C<u>V</u> (OMOKARO)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine office spaces (approx. 6,656 square feet) do not provide the required 13 off-street parking spaces.

The application for Variance will be considered by the Zoning Administrator.

(Continued from Regular Meeting of January 28, 1999)

SPEAKER(S): Alex Anolik, Allan Schwartz

ACTION: Continued to February 25, 1999 by the Zoning Administrator

Adjournment: 5:00 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, February 18, 1999

3:00 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin, Commissioners

Jonas P. Ionin, Commission Secretary

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199

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PRESENT:

Theoharis, Mills, Chinchilla, Antenore, Hills, Joe, Martin

ABSENT:

None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 3:14 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, David Lindsay, Kelly Pepper, Corey Alvin, Jason Smith, Jonas Ionin - Commission Secretary

Α. ITEMS TO BE CONTINUED

98.329X 1a. (NIXON) 466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block-270- Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a ten story hotel exceeding 75 feet in height with approximately 91 guest rooms and for exception from the bulk requirements of

Section 270 and 272; and exception from the height requirements of Section 263.8. A Director's Report and Recommendation regarding the exceptions was made available Monday January 4, 1999. The Project is located in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District. (Proposed for Continuance to February 25, 1999)

SPEAKER(S):

ACTION:

Continued to March 11, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: ABSENT: None None

1b. 98.329C (NIXON)

466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270 - Request under Planning Code Section 216(b) for conditional use authorization to construct a ten-story hotel with approximately 91 guest rooms and having up to 53,000 square feet of area on a vacant lot in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District. (Proposed for Continuance to February 25, 1999)

SPEAKER(S):

ACTION:

Continued to March 11, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: ABSENT: None None

2. 98.778C (ZWIERZYCKI)

2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-overbasement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District. The original proposal included 36 children, but has since been revised to include 24.

Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion of intent to Approve failed to carry by a vote of +3 (Antenore, Hills, Mills) to -2 (Theoharis, Chinchilla). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.

(Continued from Regular Meeting of January 21, 1999)

(Proposed for Continuance to February 25, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

3. 98.266E (MALTZER)

1890 BRYANT STREET, (Office Building). An appeal of Preliminary Negative Declaration published for the proposed addition to and adaptive reuse of an existing three-story, approximately 106,200 square foot vacant building at 1890 Bryant Street, formerly part of the Best Foods complex. The project site is on the north side of Mariposa Street, extending from Bryant Street to Florida Street; Assessor's Block 3970, Lots 3 & 4. Two stories would be added to the existing structure, bringing the roof of the proposed building to a height of 65 feet, as measured from Bryant Street. The entire building would be converted from vacant food manufacturing to 122,500 square feet of office use, with 134 tandem parking spaces at the basement and mezzanine level. The project would be considered by the Planning Commission as a Planned Unit Development, and would require exceptions to Planning Code parking requirements and bulk limits, as well as authorization under Planning Code Section 321 as an office development. The project site is within the Greater Northeast Mission Industrial Zone (NEMIZ).

(Proposed for Continuance to March 4, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

4. 98.153D (PURVIS)

1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).

(Proposed for Continuance to March 4, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

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(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Patricia Vaughey

Re: Photographs; non-conforming uses; light and air issues

Aaron Peskin

Re: 1403-1405 Montgomery Street

Sue Hestor

Re: OCD at 17th Street; 725 Tehama; formal findings for denials

C. COMMISSIONERS' QUESTIONS AND MATTERS.

5. Consideration of adoption - draft minutes of 2/4/99.

SPEAKER(S): None

ACTION: Adopted

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

Chinchilla

Formal findings for Motions/Resolutions adopted by the San Francisco Planning Commission, for future discussion.

D. DIRECTOR'S REPORT

- Director's Announcements.
 - None
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA 17th Street (Intent to overturned the Planning Commission and approve the project)
 - BoA 26 7th Street (Withdrawn)
 - BoA 1403-1405 Montgomery Street (Overturned)
 - BoA Tehama Street (Overturned)
 - BoA 2780 Filbert Street (Upheld)

SPEAKER(S):

Patricia Vaughey
Re:2780 Filbert Street

E. REGULAR CALENDAR

8. 98.362B (LINDSAY)

1301 SANSOME STREET, northwest corner of Sansome and Filbert Streets, Lot 5 in Assessor's Block 85 -- Request under Planning Code Section 321 for authorization to convert an existing 36,000 square foot commercial building from warehouse space to office space. The proposed converted building would contain approximately 35,600 gross square feet of office space. The project site is within a C-2 (Community Business) District, Waterfront Special Use District No. 3 and an 84-E Height and Bulk District. This is a revision of the original proposal that contained approximately 30,400 gross square feet of office space and approximately 4,700 gross square feet of ground floor retail space. (Continued from Regular Meeting of February 4, 1999)

SPEAKER(S):

David Cincotta, Aaron Peskin, Linda Davis

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None Motion No.: 14784

9. 98.243C (SMITH)

1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District.

Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion to Disapprove failed to carry by a vote of +2 (Commissioners Antenore and Mills) to -3 (Commissioners Chinchilla, Theoharis, and Joe). At the direction of Commission President Chinchilla, absent Commissioners Hills and Martin would review the official transcript and all pertinent information prior to casting their vote.

(Continued from Regular Meeting of January 28, 1999)

SPEAKER(S): None

ACTION: Approved with Conditions

AYES: Theoharis, Chinchilla, Joe, Martin

NAYES: Mills, Antenore, Hills

ABSENT: None Motion No.: 14785

10. 98.840C (FUNG)

2300 FILLMORE STREET, northeast corner of Fillmore and Clay Streets; Lot 33 in Assessor's Block 0612 --- Request for Conditional Use Authorization under Section 718.38 of the Planning Code to allow residential conversion of one dwelling unit on the existing second floor to offices in the Upper Fillmore Neighborhood Commercial District (NCD) and 40-X Height and Bulk Designation.

Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion to Disapprove failed to carry by a vote of +3 (Theoharis, Chinchilla, Mills) to -2 (Antenore, Hills). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.

(Continued from Regular Meeting of January 21, 1999)

SPEAKER(S): None

ACTION: Disapproved

AYES: Theoharis, Mills, Chinchilla, Joe, Martin

NAYES: Antenore, Hills

ABSENT: None Motion No.: 14786

11. 98.900C (PEPPER)

<u>2239 CLEMENT STREET</u>, south side between 23rd and 24th Avenues; Lot 034 in Assessor's Block 1455: -- Request for Conditional Use authorization under Section 717.27 of the Planning Code to extend the hours of operation to 2:00 a.m. for the Ocean King Seafood Restaurant in the Outer Clement Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 11, 1999)

SPEAKER(S): Wu Chow, Olea Anastrom, Ron Miguel

ACTION: Disapproved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES:

None None

ABSENT: Motion No.:

14787

12. 98.798C

(ALVIN)

2730 21ST STREET, northeast corner of Bryant and 21st Street, Lot 24 in Assessor's Block 4087: Request for Conditional Use Authorization to delete Condition No. 3 of Planning Commission Resolution No. 9074 thereby allowing live entertainment to a bar where a conditional use authorization was granted to allow a closing time of 2 a.m. within the RM-1 (Residential Mixed District Low Density) and 40-X Height and Bulk District. (Continued from Regular Meeting of January 28, 1999)

SPEAKER(S):

Ahmad Larizadeh, Jose Marquez, Becky Bond, Andrew

Eckmann, Gus Murad, Steve Hise, Elana Engle, Irma Vargas,

Islais Vargas

ACTION:

Disapproved as Amended

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin Hills

NAYES: ABSENT: Motion No.:

None 14788

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:25 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 98.805D

(GORDON)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002É in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.

SPEAKER(S):

Sue Hestor, Jim Reuben, David Sternberg, Raymond Crosat,

Christopher Harney

ACTION:

Continued to March 18, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES:

Hills None

ABSENT:

Adjournment: 6:15 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, February 25, 1999

3:00 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin, Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT:

Theoharis, Mills, Chinchilla, Antenore, Hills, Joe, Martin

ABSENT:

None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 3:08 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian - Deputy City Attorney, David Lindsay, Isolde Wilson, Edy Zwierzycki, Lois Scott, Delvin Washington, Thomas Wang, Julian Banales, Amit Ghosh, Elizabeth Gordon, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.944C (YOUNG)

3219 17TH STREET, south side between Capp Street and South Van ness Avenue; Lot 68 in Assessor's Block 3575: Request for Conditional Use Authorization under Sections 253 and 295 of the Planning Code, to allow the construction of a residential building exceeding 40 feet in height within the RH-3 (Residential, House, Three-Family), and 50-X Height and Bulk District.

(Proposed for Continuance to March 4, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES:

None None

2a. 98.843XB

(NIXON)

524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Determination of Compliance and Exceptions under Section 309 of the Planning code for the construction of a new office building and for exceptions for Separation of Towers (132.1 (c)) and, Reduction of Ground Level Wind Currents (148 (a)). The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District. (Proposed for Continuance to March 11, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: ABSENT: None None

2b. 98.843XB

(NIXON)

524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 309 and 322 of the Planning Code to permit the creation of approximately 202,00 square feet of office space 3,100 square feet retail space, 14,139 square feet of off street parking and 4,044 square feet of open space. The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District.

(Proposed for Continuance to March 11, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES:

None

ABSENT: None

3. 98.459E (NAVARRETE)

1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.

(Proposed for Continuance to March 18, 1999)

SPEAKER(S): None

ACTION: Continued to April 8, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

4. 98.523E (GLASNER)

1880 LOMBARD STREET, (Proposed Residential/Commercial Development). The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.

(Proposed for Continuance to March 18, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

5. 98.523CV (BILLOVITS) 1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code.

(Proposed for Continuance to March 18, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed. The Variance inadvertently left off

calendar was continued to the same date.

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Sam Collins SPEAKER(S):

Re: 560 Haight Street

Jerry Klein

Re: Meeting "crisis" situations

Rochelle McCune Re: 560 Haight Street

Dick Allen

Re: 2080 16th Avenue

Bud Wilson

Re: 2080 16th Avenue Newman Fisher

Re: 2080 16th Avenue

Max Apple

Re: 2080 16th Avenue

Lynne Elman

Re: 560 Haight Street Nicholas Krasowski Re: 560 Haight Street

Joe McCune

Re: 560 Haight Street

Jim Houillion

Re: 560 Haight Street Joan Girardot

Re: 2080 16th Avenue Grace Gollofer

Re: 2080 16th Avenue

Barbara Hextrum

Re: 2080 16th Avenue

COMMISSIONERS' QUESTIONS AND MATTERS C.

Consideration of adoption - draft minutes of 2/11/99. 6.

SPEAKER(S):

ACTION:

Adopted as Corrected

AYES:

Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES:

ABSENT:

None

Mills Future renderings submitted for review by the Planning Commission should be

exhibited in the context of their block face.

Mills Future Case Reports created by Planning Department Staff should include a brief paragraph detailing the issues and a summary of staff recommendation associated

with the respective proposal on the front page.

Chinchilla Requests, that the Zoning Administrator remind the Board of Appeals the rationale and wisdom of the Planning Commission decision associated with the 17th Street

project.

D. DIRECTOR'S REPORT

Director's Announcements.

- Calendared the discussion on formal findings for March 11, 1999.
- Acknowledged Mayor Brown's appointment of Tony Irons as the City's Architect.
- Noted the Chinese New Year's Parade event.
- Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Merger of units on Montgomery Street.
 - BoS New rental unit merger legislation.
 - BoA None

E. REGULAR CALENDAR

98.778C (ZWIERZYCKI) 2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-overbasement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District. The original proposal included 36 children, but

Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion of intent to Approve failed to carry by a vote of +3 (Antenore, Hills, Mills) to -2 (Theoharis, Chinchilla). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.

(Continued from Regular Meeting of February 18, 1999)

SPEAKER(S): None

ACTION: Disapproved

has since been revised to include 24.

AYES: Theoharis, Chinchilla, Joe, Martin

NAYES: Mills, Antenore, Hills

ABSENT: None Motion No.: 14789

10a. 98.985<u>C</u>V (WILSON)

451 EUCALYPTUS DRIVE (St. Stephen School), south side of Eucalyptus Drive between 20th Avenue and 21st Avenue; Lots 11, 17 and 18 in Assessor's Block 7295 - Request for a Conditional Use authorization under Planning Code Section 209.3(g) to allow construction of a new 8,100 square foot, one-story expansion to an existing classroom building in the southeast corner of the site, and a rear yard variance under Section 134(a)(2) to be reviewed concurrently by the Zoning Administrator, within the RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.

SPEAKER(S): John Bruno

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None Motion No.: 14790

10b. 98.985C<u>V</u> (WILSON)

451 EUCALYPTUS DRIVE (St. Stephen School), south side of Eucalyptus Drive between 20th Avenue and 21st Avenue; Lots 11, 17 and 18 in Assessor's Block 7295 - REAR YARD VARIANCE SOUGHT: Planning Code Section 134(a)(2) requires a minimum rear yard depth of approximately 67' 6" for the subject property, measured from the rear property line. The existing classroom building extends to within 7 feet of the rear property line and encroaches into the required rear yard. The proposed expansion extends to within 10 feet of the rear property line and also encroaches into the required rear yard.

The application for Variance will be considered by the Zoning Administrator.

SPEAKER(S): John Bruno

ACTION: Zoning Administrator closed public comment.

11a. 98.757<u>C</u>V (FUNG)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 --- Request for Conditional Use Authorization under Section 209.8(d) and 253 of the Planning Code to allow a new commercial office space (Penthouse and Mezzanine story, approx. 6,656 square feet) on top of an existing four story commercial office building, and for construction above a height of 40 feet in a Residential-Commercial Combined District, High Density (RC-4) Zoning District, within the Van Ness Avenue Special Use District and 80-D Height and Bulk Designation. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the conditional use hearing. (Continued from Regular Meeting of January 28, 1999)

SPEAKER(S): Alexander Anolik, Tom Smallwood, Janiene Nesset, Francoise

Rothstein, Willis Low, Enid Lim, Henry Klein, Sue Hestor,

Lawrence Schleigal

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Chinchilla, Hills

NAYES: Antenore, Joe, Martin

ABSENT: None Motion No.: 14791

11b. 98.757CV (FUNG)

2107 VAN NESS AVENUE, westside, corner of Van Ness and Pacific Avenue; Lot 003 in Assessor's Block 0575 in a Residential-Commercial Combined District, High Density (RC-4), within the Van Ness Avenue Special Use District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new fifth story including mezzanine (approx. 6,656 square feet) single-tenant office spaces to an existing four story unreinforced masonry commercial building. The proposed fifth story and mezzanine office spaces (approx. 6,656 square feet) do not provide the required 13 off-street parking spaces.

The application for Variance will be considered by the Zoning Administrator.

(Continued from Regular Meeting of January 28, 1999)

SPEAKER(S): Alexander Anolik, Tom Smallwood, Janiene Nesset, Francoise

Rothstein, Willis Low, Enid Lim, Henry Klein, Sue Hestor,

Lawrence Schleigal

ACTION: Zoning Administrator closed public comment.

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:56 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 98.704D (BAÑALES) 560 HAIGHT STREET, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.

(Continued from Regular Meeting of January 28, 1999)

Note: Following public testimony, the Commission Closed Public Comment. A Motion of intent to Disapprove failed to carry by a vote of +3 (Theoharis, Antenore, Chinchilla) to -2 (Hills, Mills). At the direction of Commission President Theoharis absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote.

SPEAKER(S): None
ACTION: No DR

AYES: Mills, Chinchilla, Hills, Martin NAYES: Theoharis, Antenore, Joe

ABSENT: None

13. 98.928D (LINDSAY) 1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 -- Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permits in a RH-3 (House, Three-Family) District.

SPEAKER(S): Robert Copeland, Nancy Conway, Robert Knapp Jr., Yuri Won,

George Hoffberg

ACTION: Motion of intent to Take DR and deny the project.

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

98.429D (GORDON)
 549 3RD STREET, northwest corner between South Park and Bryant Street, Lot 071 in

Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new approximately 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District.

SPEAKER(S): Sue Hestor, Jim Rueben, Adele Santos, Jeffrey Leibowitz, Toby
Levy, Charles Breidinger, Linda Blumberg, Chris Foley, Mack

Burton, Alice Barkley, Brenda Tam, Susan Waller, Jeff Hand

ACTION: No DR

AYES: Theoharis, Mills, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: None

15. 1999.046D (BEATTY) 262 CHESTNUT STREET, north side between Grant Avenue and Kearny Street, Lot 005 in Assessor's Block 0055 -- Request for Discretionary Review of Building Permit Application No. 9819697, proposing to demolish the existing garage and construct two side-by-side single-family dwelling in a RH-3 (House, Three-Family) District.

SPEAKER(S): Susan Mackowski, Andy Katz, Matt Mackowski, Chris Stockton, Kathy Martin, Russ Sands, Leo McLaughlin, Joan

Wood, Sue Cauthan, Gerry Crowley, Joe Butler, Betty Kane Stockton, Judy Powell, Marjorie Pertrie, John Clawson, Gyongg Laky, Tom Lockard, Barbara Merrill Moore, Barbara Temby, William Pagano

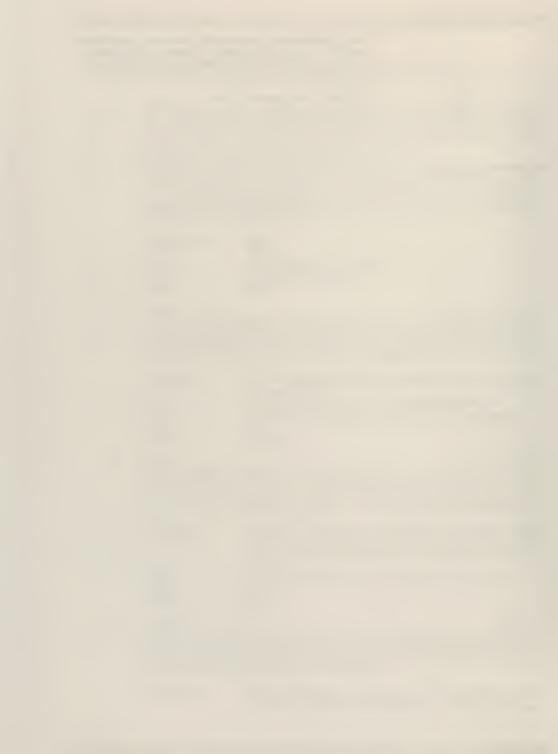
ACTION: No DR

AYES: Theoharis, Mills, Chinchilla, Hills

NAYES: Antenore, Joe, Martin

ABSENT: None

Adjournment: 8:56 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 4, 1999

3:00 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
ennis Antenore, Hector Chinchilla, Richard Hills, Cyntl

Dennis Antenore, Hector Chinchilla, Richard Hills, Cynthia Joe, Larry Martin, Commissioners

Jonas P. Ionin, Commission Secretary

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99

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PRESENT: Theoharis, Chinchilla, Antenore, Hills, Joe. Martin

ABSENT: Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 3:27 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian - Deputy City Attorney, Larry McDonald, Paul Maltzer, Corey Alvin, Elizabeth Gordon, Hillary Gitelman, Sharon Young, Michael Kometani, Lois Scott, Joan Ettlinger, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.153D (PURVIS)

1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).

(Continued from Regular Meeting of February 18, 1999) (Proposed for Continuance to March 11, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: Mills

2. 98.455E (POSTERNAK) 675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 two-story buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential

(Proposed for Continuance to March 25, 1999)

SPEAKER(S): None

parking spaces.

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: Mills

3. 98.266BC (GORDON) 1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- (1) Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. (2) Request

under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Proposed for Continuance to April 1, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: None ABSENT: Mills

4. 1999.005CX

70 - 82 NATOMA STREET, north side between First and Second Streets, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Consideration of a request to modify a Conditional Use authorization (Planning Code Section 204.5) granted under Motion No. 14619 and a Section 309 (C-3, Downtown Commercial District) authorization granted under Motion No. 14615, with respect to the parking requirement for an approved residential project. The proposed modifications would reduce the parking to be provided from approximately 509 spaces on two levels above and three levels below grade or approximately 406 spaces on two levels above and two levels below grade to approximately 395 spaces on four levels below grade, in a previously approved residential building, approximately 48 stories in height, containing up to 509 residential units (10% of which will be affordable) and approximately 10,000 square feet of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.

(Withdrawn)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Patricia Vaughey

Re: 425 Divisadero Street/1100 Oak Street

Jeremy Paul

Re: Interim Zoning Controls to Prohibit the Conversion of Residential

Rental Units

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 2/18/99.

SPEAKER(S): None

ACTION:

Adopted as Amended

AYES:

Theoharis, Antenore, Chinchilla, Hills, Joe, Martin

NAYES: ABSENT:

None Mills

Hills

Announced his resignation.

Commission

Acknowledged Commissioner Hills' last day and wished him the best.

D. DIRECTOR'S REPORT

6. Director's Announcements.

Acknowledged Commissioner Hills' last day and wished him the best.

- Announced that on April 24-28 the National APA Conference will be held in Seattle
 and noted his attendance. The Director also encouraged the Commissioners to
 attend as there are a number of Planning Commission Workshops scheduled.
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS New Interim Zoning Controls, requiring conditional use authorization for residential rental conversion.
 - BoA 381 Douglass Street (Upheld with an amendment).
 - Noted monitoring process discussions with Jim Killoran of the Asian Art Museum Project.

E. REGULAR CALENDAR

8. 98.266E

1890 BRYANT STREET, (Office Building). An appeal of Preliminary Negative Declaration published for the proposed addition to and adaptive reuse of an existing three-story, approximately 106,200 square foot vacant building at 1890 Bryant Street, formerly part of the Best Foods complex. The project site is on the north side of Mariposa Street, extending from Bryant Street to Florida Street; Assessor's Block 3970, Lots 3 & 4. Two stories would be added to the existing structure, bringing the roof of the proposed building to a height of 65 feet, as measured from Bryant Street. The entire building would be converted from vacant food manufacturing to 122,500 square feet of office use, with 134 tandem parking spaces at

(MALTZER)

Bryant Street to Florida Street; Assessor's Block 3970, Lots 3 & 4. Two stories would be added to the existing structure, bringing the roof of the proposed building to a height of 65 feet, as measured from Bryant Street. The entire building would be converted from vacant food manufacturing to 122,500 square feet of office use, with 134 tandem parking spaces at the basement and mezzanine level. The project would be considered by the Planning Commission as a Planned Unit Development, and would require exceptions to Planning Code parking requirements and bulk limits, as well as authorization under Planning Code Section 321 as an office development. The project site is within the Greater Northeast Mission Industrial Zone (NEMIZ).

(Continued from Regular Meeting of February 18, 1999)

SPEAKER(S):

Suheil Totah, Dan Schwarzlander, Juliet Gray, Fred Snyder,

Judy West, John Lefan

ACTION:

Denied the Appeal, Upholding the Negative Declaration

AYES:

Theoharis, Antenore, Chinchilla, Hills Joe, Martin

NAYES: None ABSENT: Mills Motion No.: 14792

9. 98.944C

(YOUNG)

3219 17TH STREET, south side between Capp Street and South Van ness Avenue; Lot 68 in Assessor's Block 3575: Request for Conditional Use Authorization under Sections 253 and 295 of the Planning Code, to allow the construction of a residential building exceeding 40 feet in height within the RH-3 (Residential, House, Three-Family), and 50-X Height and Bulk District.

(Continued from Regular Meeting of February 25, 1999)

SPEAKER(S):

John Lum

ACTION:

Approved with Conditions

AYES:

Theoharis, Chinchilla, Hills Joe, Martin

NAYES: ABSENT: Motion No.:

Antenore Mills

14793

10a. 97.699CA (KOMETANI)

926 GROVE STREET, north side between Steiner and Fillmore Streets, Lot 9 in Assessor's Block 85: Request for Conditional Use authorization under Section 209.1(h) to construct a new eight dwelling unit building on the vacant eastern portion of the lot, at a density ratio of up to one dwelling unit for each 1,000 square feet of lot area. The subject property is within a RH-3 (House, Three-Family) District and in a 40-X Height and Bulk District.

SPEAKER(S):

John Goldman, Bernard Sanger, Chris Ver Planck, Katey

Koots, Jack Robinson

ACTION:

Approved with Conditions as Amended to reflect deck

removal.

AYES: NAYES: Theoharis, Antenore, Chinchilla, Hills Joe, Martin

ABSENT: Motion No.: None Mills 14795

10b.

97.699CA

(KOMETANI)

926 GROVE STREET, north side between Steiner and Fillmore Streets, Lot 9 in Assessor's Block 85: The subject site is the vacant western portion of the a property within the Alamo Square Historic District: Request for Certificate of Appropriateness authorization to construct a new building in the Alamo Square Historic District under Article 10. The subject property is within a RH-3 (House, Three-Family) District and in a 40-X Height and Bulk District.

SPEAKER(S):

John Goldman, Bernard Sanger, Chris Ver Planck, Katey

Koots, Jack Robinson

ACTION:

Approved

AYES:

Theoharis, Antenore, Chinchilla, Hills Joe, Martin None

NAYES: ABSENT: Motion No.:

Mills 14794

11. 98.544C (SCOTT)

3250 19TH AVENUE, mid-block on the east side of the street between Rossmoor and Winston Drives, Lot 3 in Assessor's Block 7231 - Request for Conditional Use authorization under Planning Code Section 209.3(h) to expand an existing permitted high school to include a separate multi-purpose athletic facility on the same grounds within the RH-1(D) (One Family, Detached Dwellings) Zoning Classification with a 40-X Height and Bulk Limit.

SPEAKER(S):

None

ACTION:

Approved with Conditions

AYES:

Theoharis, Antenore, Chinchilla, Hills Joe, Martin

NAYES: ABSENT: None Mills

Motion No.:

14796

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:56 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 98.218D (CHIONG)

1446 11TH AVENUE, east side between Judah and Kirkham Streets, Lot 034 in Assessor's Block 1843 -- Request for Discretionary Review of Building Permit Application No. 9703126S, proposing to demolish the existing one-unit, three-story building and construct a new two-unit, three-story building in a RH-2 (House, Two-Family) District.

SPEAKER(S): Bronwyn Gundogdee, Chris Ver Planck, Pam Clisham, David

Clisham, Marc Diamond, Julia Koppich, George Devine, Mary Pagonas, Jake McGoldrick, Ed Milber, Ann Scott, Steve Enoch, Christopher Davies, Arnold Townsend, Christina Chang,

Cheung Lee, Fook Ying Lee, Joe O'Donoughue

ACTION: After closing public comment, the Commission passed a

motion to Take DR (redesign the project) and Continued the

Item Indefinitely.

AYES: Theoharis, Chinchilla, Hills Joe, Martin

NAYES: None

ABSENT: Mills, Antenore (who removed himself from the proceedings)

13. 98.520D (WANG) 150 LOWER TERRACE, north side between Roosevelt Way and Levant Street, Lot 020 in Assessor's Block 2618 -- Request for Discretionary Review of Building Permit Application Nos. 9812438, 9812439 and 9812440, proposing to demolish the existing single-family structure, subdivide the subject lot into two separate lots and construct a three-story-over-

garage, two-family dwelling on each of the two newly created lots in a RH-2 (House, Two-Family) District.

SPEAKER(S): John Sanger, Tom Bonomi, Jason Shulman, Lucia Bogatay,

Fred Ross, Glen Hildebrand, Gerry McBride, Peter Brodigan, Ann Garcia, Frank Fredericks, Sue Busby, Paul Kawakami, Virginia Conte, Evan Terzulli, Richard Andrews, Harvey Scodel, Terry Byers, Neti Fredericks, Dale Champion, Anne Biern, Joe O'Donoughue, Mike Cassidy, Bruce Baumann, James

Newmaker, Joe Cassidy, Phillip Whitehead

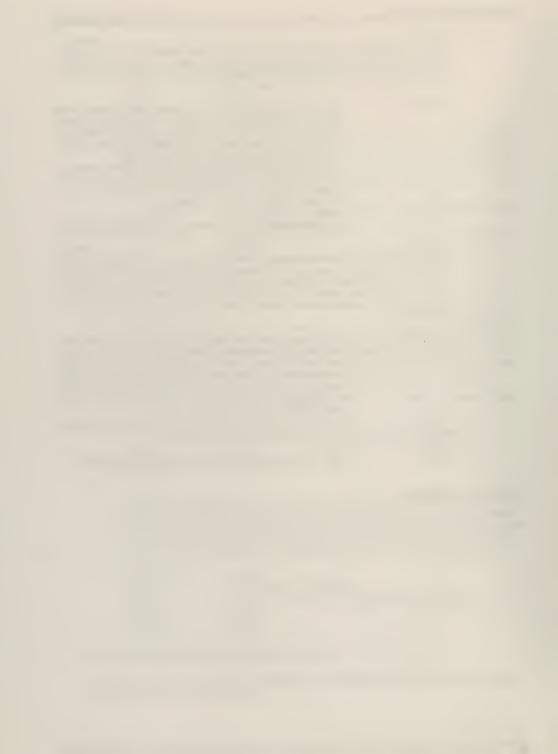
ACTION: No DR, subject to modifications described by the John Sanger

AYES: Theoharis, Antenore, Chinchilla, Martin

NAYES: Joe

ABSENT: Mills, Hills (who removed himself from the proceedings)

Adjournment: 8:23 P.M.



SAN FRANCISCO PLANNING COMMISSION

&

RECREATION and PARK COMMISSION

Meeting Minutes

Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 11, 1999

1:30 PM

DOCUMENTS DEPT.

Special Joint Meeting

SEP 2 1 1999

SAN FRANCISCO PUBLIC LIBRARY

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Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,

Commissioners

Jonas P. Ionin, Commission Secretary

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5 0 199

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PLANNING:

PRESENT: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

ABSENT: None

REC & PARK:

PRESENT: Salinas, Chin, Murray, Newhouse Segal

ABSENT: Flunder, Friend, Getty

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:51 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Judy Boyajian - Deputy City Attorney, Michael Li, Jonas Ionin - Commission Secretary

A. PUBLIC COMMENT

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"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): None

B. SPECIAL CALENDAR

1. 1998.306K (LI) JOSEPH ALIOTO PIAZZA (formerly Civic Center Plaza), the entire block bounded by Polk Street on the west, Larkin Street on the east, McAllister Street on the north, and Grove Street on the south, Assessor's Block 788, Lot 1: --Consideration of a proposal to raise the previously-established absolute cumulative limit for new shadow on Joseph Alioto Piazza from 1.00 percent to 1.12 percent pursuant to Resolution No. 11595, adopted on February 7, 1989, and Section 295 of the Planning Code. The proposal is to accommodate the New Asian Art Museum seismic retrofit, adaptive reuse, and rehabilitation project, which would cast additional shadows on Joseph Alioto Piazza.

SPEAKER(S): Michael Levin
ACTION: Approved

AYES: SFPC: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

R&P: Salinas, Chin, Murray, Newhouse Segal

NAYES: None

ABSENT: SFPC: None

R&P: Flunder, Friend, Getty

Motion No.: 14797

Adjournment: 2:01 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 11, 1999

2:30 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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PRESENT: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 2:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian - Deputy City Attorney, Jim Nixon, Tom Wang, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

98.794D (BANALES)
 125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Proposed for Continuance to April 1, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin

NAYES: None ABSENT: None

(NISHIMURA) 2. 97.856E FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET, between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and a 40-X Height and Bulk District. An appeal of a Preliminary Negative Declaration published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5.000 square feet of conference area on a 38.500 squarefoot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.

(Continued from Regular Meeting of January 7, 1999)

(Withdrawn)

SPEAKER(S): None
ACTION: None

B. PUBLIC COMMENT

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"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the

commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Michele Hagan

Re: 2161 Sutter Street

COMMISSIONERS' QUESTIONS AND MATTERS C.

3. Consideration of adoption - draft minutes of 2/25/99.

SPEAKER(S):

None

ACTION:

Adopted as Corrected

AYES:

NAYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin

ABSENT:

None

Theoharis:

Directed staff to provide a full report on Michele Hagan's allegations the following

week.

Mills:

Requested a second presentation on Transportation to focus on plans in place dealing with the mitigation of future projects.

D. **DIRECTOR'S REPORT**

4. Director's Announcements.

None

5. Discretionary Review Formal Findings Discussion.

SPEAKER(S):

None

ACTION:

None

- 6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS 2161 Sutter Street (Continued to 3/22/99)
 - BoS Tenderloin ABC moratorium
 - BoS Sue Hestor Suits (Harrison Street and Indiana Street)
 - BoS Asian Art Museum (Conservator has been chosen)
 - BoS Rent Control Conditional Use requirement (signed by the Mayor)
 - BoA Montgomery Street (Continued to following week)
 - BoA Harriet Street (Continued to following week)

E. REGULAR CALENDAR

7. JOBS-HOUSING LINKAGE PROGRAM (GREEN) AMENDING ARTICLE III, CHAPTER II, PART II, OF THE SAN FRANCISCO MUNICIPAL CODE (PLANNING CODE) by Amendment of Sections 313, 313.1, 313.2, 313.3, 313.4, 313.5, 313.6, 313.7, 313.8, 313.9, 313.10, 313.11, 313.12, 313.13, and 313.14, and the addition of 313.15, to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at lest 100,000 square feet.

SPEAKER(S):

ACTION:

Continued to March 18, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin

NAYES: None ABSENT: None

8a. 98.329X (NIXON)

466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270- Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a ten-story hotel exceeding 75 feet in height with approximately 91 guest rooms and for exception from the bulk requirements of Section 270 and 272; and exception from the height requirements of Section 263.8. A Director's Report and Recommendation regarding the exceptions was made available Monday January 4, 1999. The Project is located in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District. (Continued from Regular Meeting of February 18, 1999)

SPEAKER(S): Charles Moore, Bill Sugaya

ACTION: Approved with conditions, adding that the Public Art element

be exterior. From the direction of Commission Vice President Mills, the requirement for public art pursuant to Section 149, is to be reevaluated and the requirement for all public art to be displayed outside considered for future Department policy.

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

NAYES: None ABSENT: None Motion No.: 14798

8b. 98.329C (NIXON)

466 BUSH STREET, north side between Grant Avenue and Kearny Street, Lot 42 in Assessor's Block 270 - Request under Planning Code Section 216(b) for conditional use authorization to construct a ten-story hotel with approximately 91 guest rooms and having up to 53,000 square feet of area on a vacant lot in the C-3-R (Downtown Retail) District, the 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District. (Continued from Regular Meeting of February 18, 1999)

SPEAKER(S): Charles Moore, Bill Sugaya
ACTION: Approved with conditions

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

NAYES: None ABSENT: None Motion No.: 14799

9a. 98.843XB (NIXON)

524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Determination of Compliance and Exceptions under Section 309 of the Planning code for the construction of a new office building and for exceptions for Separation of Towers (132.1 (c)) and, Reduction of Ground Level Wind Currents (148 (a)). The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District. (Continued from Regular Meeting of February 25, 1999)

SPEAKER(S): Jim Reuben, Jeff Heller, Lloyd Schleigal

ACTION: Approved with conditions

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

NAYES: None ABSENT: None Motion No.: 14800 9b. 98.843XB

(NIXON)

524 HOWARD STREET, north side between First and Second Streets, with secondary frontage on Natoma Street, Lot 13 in Assessors Block 3721: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 309 and 322 of the Planning Code to permit the creation of approximately 202,00 square feet of office space 3,100 square feet retail space, 14,139 square feet of off street parking and 4,044 square feet of open space. The project is in a C-3-O (SD) (Downtown Office Special Development) District and a 450-S Height and Bulk District.

(Continued from Regular Meeting of February 25, 1999)

SPEAKER(S): Jim Reuben, Jeff Heller, Lloyd Schleigal

ACTION: Approved with conditions

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

NAYES: None ABSENT: None Motion No.: 14801

10. 98.983C (WANG)

1443 7TH AVENUE, west side between Judah and Kirkham Streets; Lot 10 in Assessor's Block 1846 -- Request for a Conditional Use authorization to establish a residential care facility for seven or more persons, pursuant to Section 209.3(c) of the Planning Code, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The proposed facility would provide lodging, board and care for a maximum of twelve adults.

SPEAKER(S): Stephen Fields, Captain John Newlan, Baron Miller, Jane

Kahan, Bill Hirsh, Jerry Hurley, John O'Neill, Dona Fuller,

Kevin Sheehan, Jennifer Segal

ACTION: Approved with conditions

AYES: Mills, Chinchilla, Antenore, Joe, Martin

NAYES: Theoharis
ABSENT: None
Motion No.: 14802

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 4:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 4:00 PM, but have not been called or heard by 4:00 PM, could be continued to a later time or date as determined by the Commission.

11a. 1999.107D (MILLER) 1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE), Sutro Tower (Twin Peaks), Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9823350, proposing the relocation and replacement of two FM radio antennae and the replacement of one television antenna at the existing SUTRO TOWER broadcast facility in a RH-1(D) (House, One-Family Detached Dwellings) District.

SPEAKER(S): Christine Linnenbach, Brian MacDonald, Nancy Hogan, Dorris

Linnenbach, Robert McCarthy, Debra Stein

ACTION: No DR

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

NAYES: None ABSENT: None

11b. 1999.108D (MILLER)

<u>1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE)</u>, Sutro Tower (Twin Peaks), Lot 003 in Assessor's Block 2724 — Request for Discretionary Review of Building Permit Application No. 9826243, proposing the installation of supports for digital (high-definition) television transmission lines (conduit) on the roof of the equipment building (which work was included in the drawings submitted to the Department of Building Inspection under Building Permit Application No. 9805770 and which is being clarified by the submission of structural details and calculations in the current application) at the existing SUTRO TOWER broadcast facility in a RH-1(D) (House, One-Family Detached Dwellings) District.

SPEAKER(S): Christine Linnenbach, Brian MacDonald, Nancy Hogan, Dorris

Linnenbach, Robert McCarthy, Debra Stein

ACTION: No DR

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

NAYES: None ABSENT: None

12. 98.153D (PURVIS)

1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).

(Continued from Regular Meeting of March 4, 1999)

SPEAKER(S): Sue Hestor, Robin Mohr, Seth Charney, Andrew Junius, Tony

Navarro, Raphael Baron

ACTION: Continued to April 15, 1999. Following public testimony, the

Commission Closed the Public Comment Period. A Motion to Take DR denying the project failed to carry by a split vote +3 to -3 (Theoharis, Mills, Chinchilla). A second Motion to Take DR requiring a rear yard setback failed to carry by a split vote +3 to -3 (Martin, Joe, Antenore). At the direction of Commission President Theoharis, upon the appointment of a seventh Commissioner by the Mayor, that Commissioner would review the official transcript and all pertinent

information prior to casting his/her vote.

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Martin

NAYES: None ABSENT: None

Adjournment: 6:23 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 18, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,

Commissioners

Jonas P. Ionin, Commission Secretary

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79

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PRESENT: Theoharis, Mills, Chinchilla, Antenore, Joe

ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:47 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Hillary Gitelman, Paul Maltzer, Alice Glasner, John Billovits, Lois Scott, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

97.856C (LI)
 455 BEACH STREET (550 NORTH POINT STREET), south side between Jones and Taylor Streets; Lot 15 in Assessor's Block 22: -- Request for Conditional Use authorization to allow the development of a tourist hotel with parking exceeding an amount classified as accessory

in a C-2 (Community Business) District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.

(Proposed for Continuance to March 25, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

98.318E (POSTERNAK) 1750-1770 FULTON STREET, DEMOLITION OF EXISTING RETAIL BUILDING AND CONSTRUCTION OF NEW RETAIL BUILDING AND 134 DWELLING UNITS: Lot 10 of Assessor's Block 1175, bounded by Fulton Street, Masonic Avenue, McAllister Street, and Central Avenue. To consider appeal of the Preliminary Negative Declaration on the proposal to demolish the existing 30-foot tall Plaza Foods Center of 52,500 square feet (includes Falletti's supermarket and 10 retail shops) and parking lot with 174 spaces and construct a new 40-foot tall retail building of 56,340 square feet, including a Lucky supermarket and five retail shops; 134 dwelling units; a below-grade retail parking garage with 211 retail spaces and 54 residential spaces; and a two-level residential parking garage with 116 spaces in an NC-S (Neighborhood Commercial Shopping Center) Zoning District.

(Proposed for Continuance to March 25, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

3. 98.318C (LIGHT)

1750-1770 FULTON STREET, north side between Central and Masonic Avenues, Lot 10 of Assessor's Block 1175 -- Request for Conditional Use authorization under Sections 304(d)(4) and 713.21 of the Planning Code to allow a Planned Unit Development with 135 housing units and a commercial use with over 6,000 square feet of floor area (58,000 square feet of retail space including a supermarket and several smaller retail spaces) in an NC-S (Neighborhood Commercial Shopping Center) Zoning District, and 40-X Height and Bulk District

(Proposed for Continuance to March 25, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

4. 98.776C (WASHINGTON)

655 BROTHERHOOD WAY, Lot 023 & 024, in Assessor's Block 7380, bounded by Junipero Serra Boulevard to the east, and Lake Merced Boulevard to the west. - Request for a Planned Unit Development and Conditional Use authorization under Section 303 and 304 of the Planning Code to allow the expansion of an existing school, Section (209.3g).

(Proposed for Continuance to March 25, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

5. 1999.039D (BEATTY)

550 STANYAN STREET, east side between Hayes and Fell Streets, Lot 004 in Assessor's Block 1213 -- Request for Discretionary Review of Building Permit Application No. 9810285, proposing to construct a nine-unit residential building in a RM-3 (Mixed, Medium Density) District.

(Proposed for Continuance to April 1, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

6. 98.909C (ZWIERZYCKI)

480-498 CASTRO STREET, Lot 033 in Assessor's Block 2647, near northwest corner of 18th Street -- Request for Conditional Use authorization under Sections 178(c):303(e); 715.21 and 121.2 of the Planning Code to allow expansion of a previously authorized 8,055 gross square-foot store (Case No. 86.622C/ Corrected Motion No. 10928). This expansion would result in a single tenant which occupies floor area in excess of 2,499 square feet at a total approximate floor area of 10,200 gross square feet within the Castro Street Neighborhood-Commercial District and 40-X Height and Bulk District.

(Proposed for Continuance to May 6, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Bob Kane

Re: 146 Blake Street

David P. Cincotta

Re: 1403-1405 Montgomery Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption - draft minutes of 3/4/99.

SPEAKER(S):

None

ACTION:

Adopted

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: ABSENT:

Martin

8. Commission matters.

Antenore:

Requested that the Zoning Administrator update the Commission on the Kensington Way proceedings; Supervisor Mark Leno's 26th Street

Legislation; and respond to the 146 Blake Street allegations.

D. DIRECTOR'S REPORT

- 9. Director's Announcements.
 - 2161 Sutter Street update per Commission request, will report back on 3/25/99.
- 10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Tenderloin ABC moratorium (Approved)
 - BoS 2161 Sutter Street (Appeal scheduled)
 - BoS Folsom Street (Appeal did not qualify)
 - BoS 955 Green Street (Appeal did not qualify)
 - BoA 1403-1405 Montgomery Street (SFPC decision overruled)
 - BoA 336 Harriet Street (SFPC decision upheld)
 - BoA 407 Connecticut Street (continued to mid June)
 - ZA 146 Blake Street (response to Com. Q's & M's)
 - ZA Kensington Way (response to Com. Q's & M's)

E. REGULAR CALENDAR

11. JOBS-HOUSING LINKAGE PROGRAM

<u>CONSIDERATION OF INITIATING AMENDMENT OF THE PLANNING CODE</u>; Sections 313

through 313.14, and by adding 313.15, to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and

PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at lest 100,000 square feet, and by amending Section 314.1 to redefine "Hotel."

(Continued from Regular Meeting of March 11, 1999)

SPEAKER(S): None

ACTION: Initiated Hearing for May 6, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

12. 98.523E (GLASNER)

1880 LOMBARD STREET, (Proposed Residential/Commercial Development), an appeal of Preliminary Negative Declaration. The proposal is to construct one building on a 16,500 square foot lot at the corner of Buchanan Street after demolition of the present fast-food establishment (Assessor's Block 494, lot 12). The proposal is to construct parking for 46 parking spaces at the basement level and 3 parking spaces at street level, 11,000 square feet of retail space at the street level, and two levels above with 27 residential units (about 22,900 square feet). Loading for the commercial occupancy would be on Buchanan Street. The project height would not exceed 40 feet, and would have a total gross area of about 60,600 square feet. This would be constructed after the demolition of the existing 2,300 square foot building with drive through. Vehicle access to the parking garage would be via Lombard Street. This proposed project is located in an NC-3 (Moderate Scale, Neighborhood Commercial) zoning district.

(Continued from Regular Meeting of February 25, 1999)

SPEAKER(S): Kelly Drumm, Patricia Vaughey, Betty White, Mary Fowler,

Donna Clement, Greg Hanson, Jill Hales, Joan Girardot, Robert

McCarthy

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin Motion No.: 14803

13a. 98.523CV (BILLOVITS)

1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code. (Continued from Regular Meeting of February 25, 1999)

SPEAKER(S):

Robert McCarthy, Chris Meany, ???, Hans Baldoff, Carol Gilbert, Kelly Drumm, Donna Clement, Patricia Vaughey, Kathleen Hallinan, Jeff Corino, Roseanne Braccini, Gloria Fontanello, Randy Dean, Carolyn Blair, Joan Girardot, Babette Drefke, William Johansen, Judy Keoso, Al Brandi, Serena Bardell, Robert Bardell, Al Lewis, Steve Carter, John Bardis, Frank Rollo, Tom Reichling, Paul Penney, Bob Planthold, Kim Bachmann, David Butler, Mill Musick, Alex Marks, David Mansch, Alex Podell, Sally Tooley, Neil Kelly, Alice Barkley,

Betty White, Bob McCarthy

ACTION: Continued to April 15, 1999. Following public testimony, the

Commission Closed Public Comment. A Motion to Approve failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioner Martin and the newly appointed seventh Commissioner, would review the official transcript and all

pertinent information prior to casting their vote.

AYES: Theoharis, Mills, Chinchilla

NAYES:

Antenore, Joe

ABSENT:

Martin

13b. 98.523CV

(BILLOVITS)

1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a variance authorization to modify rear yard requirements in the proposed mixed-use building described above in the NC-3 (Moderate-Scale Neighborhood Commercial) District, per Sections 134 and 305 of the Planning Code.

The application for Variance will be considered by the Zoning Administrator.

(Continued from Regular Meeting of February 25, 1999)

SPEAKER(S):

Robert McCarthy, Chris Meany, ???, Hans Baldoff, Carol Gilbert, Kelly Drumm, Donna Clement, Patricia Vaughey, Kathleen Hallinan, Jeff Corino, Roseanne Braccini, Gloria Fontanello, Randy Dean, Carolyn Blair, Joan Girardot, Babette Drefke, William Johansen, Judy Keoso, Al Brandi, Serena Bardell, Robert Bardell, Al Lewis, Steve Carter, John Bardis, Frank Rollo, Tom Reichling, Paul Penney, Bob Planthold, Kim Bachmann, David Butler, Mill Musick, Alex Marks, David Mansch, Alex Podell, Sally Tooley, Neil Kelly, Alice Barkley,

Betty White, Bob McCarthy

ACTION:

Following public testimony, the Zoning Administrator Closed Public Comment. A Motion to Approve the conditional use authorization failed to carry by a vote of +3 to -2 (Antenore, Joe). If the Motion to Approve is adopted by the Planning Commission the Zoning Administrator will grant the variance. If the Commission does not adopt the Motion to Approve the variance will become moot.

14. 98.967C

(MILLER)

3132 23rd Street, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 3638 -- Request for a Conditional Use Authorization to establish a plant nursery with retail sales per Planning Code Section 209.5(c) in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 11, 1999)

SPEAKER(S):

Lizette Hernandez, Dan Ritz, Luis Granados, Carmen Ramirez, Lisa Gonzalez, Romy Ibarra-Klein, Jose Najar, Diane Whitmore, Shirley Dean, Armando Vasquez, Stella Ergas, Geraldine Cortez, Geri Almanza, Sam Kowarski, Carolyn Blair, Peter Jaques, Eric Noble, Irving Rosenthal, John Starsnick, James Windsor, Dennis Rubenstein, Susanne Korey Marion Aird, Vivien Azadian, Mike Kan, Haydee De Leon, Deborah Sotelo

ACTION:

Continued to April 15, 1999. Following public testimony, the Commission Closed Public Comment. A Motion of Intent to Approve with Conditions was adopted by a vote of +5 to -0.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None
ABSENT: Martin

15. 98.318C 98.870C

(SCOTT)

4025 18TH STREET, between Noe and Hartford Streets, midblock south side, Lot 84, in Assessor's Block 3583 -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow for the elimination of one off-street parking space for a three-story residential building containing two flats within the (Castro Neighborhood Commercial) District and a 40-X Height and Bulk District.

SPEAKER(S):

None

ACTION:

Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin 14804 Motion No.:

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 7:12 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 98.805D (GORDON)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District. (Continued from Regular Meeting of February 18, 1999)

SPEAKER(S):

Jim Reuben

ACTION:

Continued to April 22, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: None ABSENT: Martin

17. 98.790D (KEYLON)

3920 WASHINGTON STREET, north side between Arguello Boulevard and Cherry Street. Lot 006 in Assessor's Block 0990 -- Request for Discretionary Review of Building Permit Application No. 9812025, proposing to construct a third-floor vertical addition on top of an existing two-story-over-basement single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S):

Scott Emblidge, Bruce Bonacher, Chris VerPlanck, Michael

Carbov, Kathryn Coffey, Ken Hagan, Ann Dale, Peter Holmes,

Dr. Bill Fav. Howard Wexler, Matt Berler, Amy Berler

Take DR; pulling back the vertical addition and extending on the ground level horizontally, or other agreeable solution by

both parties.

AYES:

ACTION:

Theoharis, Mills, Antenore, Joe

NAYES:

None

ABSENT: Martin, Chinchilla

18. 1999,069D (WILSON)

2231 NORIEGA STREET, south side between 29th and 30th Avenues, Lot 028 in Assessor's Block 2066 -- Request for Discretionary Review of Building Permit Application No. 9824147, proposing to construct a two-story horizontal addition to the rear of the dwelling, in a RH-1 (House, One-Family) District.

SPEAKER(S):

Blanch Byrd, Joseph Kwok, Eileen Kwok

ACTION:

AYES:

Theoharis, Mills, Antenore, Joe

NAYES:

None

ABSENT:

Martin, Chinchilla

Adjournment: 8:17 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, March 25, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PRESENT: Theoharis, Mills, Antenore, Chinchilla

ABSENT: Joe, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:46 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Judy Boyajian - Deputy City Attorney, Paul Maltzer, Paul Deutsch, Lisa Posternak, May Fung, Adam Light, Catherine Keylon, Kelley Le Blanc, Mary Koonts, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

98.631D (WASHINGTON)
 <u>55 BELMONT AVENUE</u>, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third- and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District.
 (Proposed for Continuance to April 1, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla

NAYES: ABSENT:

None Joe, Martin

2. 98.286C

(BEATTY)

33 POWELL STREET, Lot 4 in Assessor's Block 330, west side between Ellis and Eddy Streets -- Request for Conditional Use Authorization to allow the conversion of 49 residential hotel rooms to tourist hotel rooms wihin an existing hotel in a C-3-R (Downtown Retail) District and a 80-130-F Height and Bulk District. (Proposed for Continuance to April 1, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla

NAYES: ABSENT: None Joe. Martin

3. 98.455E

(POSTERNAK)

675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 two-story buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.

(Proposed for Continuance to April 15, 1999)

SPEAKER(S): ACTION:

Maxine Newman, Lu Blazej Continued to May 6, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla

NAYES:

None Joe. Martin

4. 98.599E

(WONG)

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration. Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Proposed for Continuance to April 22, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla NAYES: None

ABSENT:

Joe, Martin

5. 98.076E

(NAVARRETE)

1000 PENNSYLVANIA AVENUE - Appeal of a Preliminary Negative Declaration: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district.

(Continued from Regular Meeting of February 11, 1999)

(Proposed for Continuance to May 6, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla

NAYES: ABSENT: None Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

None

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 3/11/99.

SPEAKER(S): None
ACTION: Adopted

AYES: Theoharis, Mills, Antenore, Chinchilla

NAYES: None
ABSENT: Joe, Martin

Commission Matters.

None

D. DIRECTOR'S REPORT

Director's Announcements.

- Noted Commissioner Mills' contribution to SPUR's 40th Anniversary Page in the Chronicle
- Live/Work policy hearing date for April 22, 1999 initiated.
- Current Live/Work policy termination date extended to April 22, 1999.
- 9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA 146 Blake Street (continued to early May)
 - BoA University Club off-street parking variance (upheld)
 - ZA Kensington Way (nonconclusive)

E. REGULAR CALENDAR

10. 98.809C (PASSMORE) 2161 SUTTER STREET, south side between Steiner and Pierce Streets; Lot 5 in Assessor's Block 682 -- Consideration of Zoning Administrative report on Violation of Conditional use Provisions for an 18 Bed Residential Care Facility and setting a hearing date for consideration of revoking conditional use authorization given under Motion No. 14763.

SPEAKER(S): None
ACTION: None
ABSENT: Joe, Martin

11. 97.856C

(LI)

455 BEACH STREET (550 NORTH POINT STREET), south side between Jones and Taylor Streets; Lot 15 in Assessor's Block 22: -- Request for Conditional Use authorization to allow the development of a tourist hotel with parking exceeding an amount classified as accessory in a C-2 (Community Business) District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 18, 1999)

SPEAKER(S): Gary Gavello, Stan Smith, Mike Cassey

ACTION: Approved with conditions

AYES: Theoharis, Mills, Antenore, Chinchilla

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14805

12. 98.318E (POSTERNAK)

1750-1770 FULTON STREET, DEMOLITION OF EXISTING RETAIL BUILDING AND CONSTRUCTION OF NEW RETAIL BUILDING AND 134 DWELLING UNITS: Lot 10 of Assessor's Block 1175, bounded by Fulton Street, Masonic Avenue, McAllister Street, and Central Avenue. To consider appeal of the Preliminary Negative Declaration on the proposal to demolish the existing 30-foot tall Plaza Foods Center of 52,500 square feet (includes Falletti's supermarket and 10 retail shops) and parking lot with 174 spaces and construct a new 40-foot tall retail building of 56,340 square feet, including a Lucky supermarket and five retail shops; 134 dwelling units; a below-grade retail parking garage with 211 retail spaces and 54 residential spaces; and a two-level residential parking garage with 116 spaces in an NC-S (Neighborhood Commercial Shopping Center) Zoning District. (Continued from Regular Meeting of March 18, 1999)

SPEAKER(S): Jim Cowan, Sheryl Denker, Michael Helquist, Pinky Kushner

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14806

13. 98.318C (LIGHT)

1750-1770 FULTON STREET, north side between Central and Masonic Avenues, Lot 10 of Assessor's Block 1175 -- Request for Conditional Use authorization under Sections 304(d)(4) and 713.21 of the Planning Code to allow a Planned Unit Development with 135 housing units and a commercial use with over 6,000 square feet of floor area (58,000 square feet of retail space including a supermarket and several smaller retail spaces) in an NC-S (Neighborhood Commercial Shopping Center) Zoning District, and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 18, 1999)

SPEAKER(S): Oz Erickson, Rick Christiani, Steve Vettel, Michael Helquist,

Sheryl Denker, Geoff Gibson, Ralph Cummins, Jim Cowan, Andrew Vesselinovich, Steve Perry, David Tornheim, Sam Muffareh, Douglas Kadlecek, Katherine Hoffman, Stan Smith, Patricia O'Sullivan, Lawrence Lee, Jaime Yamamura, Donald Ruger, Sidney Martin, Tick Falletti, Marc Babsin, Bob Planthold, Tim Gibbons, Alex Chuzhoy, Danita Kulp, Rev. Arnold Townsend, Derf Butler, Chris Kostanecki, Michael Levin, Howard Strassner, Pinky Kushner, Jesse Jones, Dennis Purcell, Christine Hall, Greg Hayes, Jim Rhoads, Quincent

Mecky, Steve Vettel

ACTION: Approved with conditions as amended AYES: Theoharis, Mills, Antenore, Chinchilla

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14807

14. 98.776C (WASHINGTON)

655 BROTHERHOOD WAY, Lot 023 & 024, in Assessor's Block 7380, bounded by Junipero Serra Boulevard to the east, and Lake Merced Boulevard to the west. - Request for a Planned Unit Development and Conditional Use authorization under Section 303 and 304 of the Planning Code to allow the expansion of an existing school, Section (209.3g). (Continued from Regular Meeting of March 18, 1999)

SPEAKER(S): Rabbi Henry, Tom Kalanowski, Ardson Shegovan

ACTION: Approved with conditions

AYES:

Theoharis, Mills, Antenore, Chinchilla

NAYES:

None

ABSENT: Motion No.: Joe, Martin 14808

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:40 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

15. 1999.084D (WANG) 1950 36TH AVENUE, east side between Ortega and Pacheco Streets, Lot 002D in Assessor's Block 2099 -- Request for Discretionary Review of Building Permit Application No. 9824250, proposing to construct a second-floor vertical addition at the existing one-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.

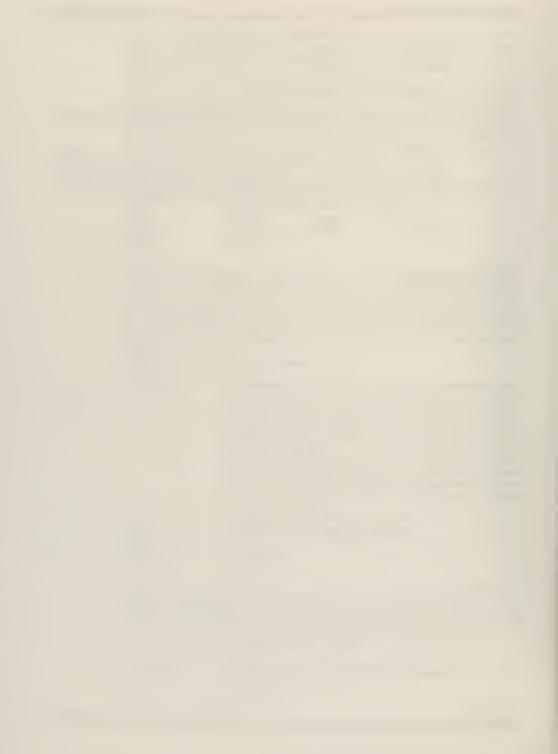
SPEAKER(S):

None

ACTION:

Withdrawn

Adjournment: 5:44 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, April 1, 1999

4:00 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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5) |9° Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Richardson

ABSENT: Joe, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 4:15 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Delvin Washington, Jan Beatty, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1a. 98.266<u>B</u>C (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of March 4, 1999) (Proposed for Continuance to April 15, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin

1b. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of March 4, 1999) (Proposed for Continuance to April 15, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None ABSENT: Joe, Martin

2. 98.794D (BAÑALES)

125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of March 11, 1999)

(Proposed for Continuance to April 15, 1999)

SPEAKER(S): Non

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin

98.244F (POSTERNAK) 3 2901 CALIFORNIA STREET; DEMOLITION OF THREE EXISTING HIGH SCHOOL CLASSROOM BUILDINGS AND CONSTRUCTION OF A NEW HIGH SCHOOL CLASSROOM BUILDING AND PARKING STRUCTURE: Assessor's Block 1029. Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site currently contains a private co-educational high school (Drew College Preparatory School) comprised of three buildings that total about 16.300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard set-back requirements of the San Francisco Planning Code and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning

(Proposed for Continuance to June 17, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): None

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of Adoption - draft minutes of 3/18/99.

SPEAKER(S): None
ACTION: Adopted

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None ABSENT: Joe, Martin

5. Commission Matters.

> Mills Requested that the Action List be updated with proposed dates.

Chinchilla Requested a status report on the Bierman/Katz Legislation.

Theoharis Proposed to standardize the start time for Commission hearings and a new

policy whereby the Commission Calendars are more consistent.

DIRECTOR'S REPORT D

- 6. Director's Announcements.
 - Welcomed the newly appointed Commissioner Richardson.
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - None BoS
 - No hearing was held. BoA
 - Reported on the Leno Legislation.
 - Reported on the Rent Control Merger Ordinance, which will be calendared as an informational presentation in an attempt to clarify.

8. INFORMATIONAL (BADINER) KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL (PACIFIC BELL GIANTS BALLPARK); Case No. 96.176C; Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30 -- Report on the refinements to the Pavilion Building for the Pacific Bell Ballpark. The overall Ballpark project was approved by the Planning Commission by Motion No. 14718 superseding Motion No. 14418. Pacific Bell Ballpark is in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District. The proposal is to proceed with two phases of Pavilion Building construction, with the Phase I reducing the size of the original four-story building to a three-story structure located at the corner of Third and King Streets on the west side of the Ballpark with an adjoining approximately 16-space

No Commission action will be taken on this item.

SPEAKER(S):

Dean Macris, Unidentified Speaker, John Yee

ACTION: ABSENT:

Joe. Martin

None

parking area to the south behind a brick and metal decorative fence.

REGULAR CALENDAR Ε.

(BEATTY) 9. 98.286C

33 POWELL STREET, Lot 4 in Assessor's Block 330, west side between Ellis and Eddy Streets -- Request for Conditional Use Authorization to allow the conversion of 49 residential hotel rooms to tourist hotel rooms wihin an existing hotel in a C-3-R (Downtown Retail) District and a 80-130-F Height and Bulk District.

(Continued from Regular Meeting of March 25, 1999)

SPEAKER(S):

John Sanger

ACTION:

Approved with conditions

AYES: NAYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

ABSENT:

None Joe, Martin

Motion No.:

14809

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:20 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL

DISCRETIONARY REVIEW HEARING.

10. 1999.039D

(BEATTY)

550 STANYAN STREET, east side between Hayes and Fell Streets, Lot 004 in Assessor's Block 1213 -- Request for Discretionary Review of Building Permit Application No. 9810285, proposing to construct a nine-unit residential building in a RM-3 (Mixed, Medium Density) District.

(Continued from Regular Meeting of March 18, 1999)

SPEAKER(S):

Rick Stone, Lorraine Bader, Greg Burke, Jim Ostertag, Laurie Karjteller, Stephen Drewes, Jocelyn Herrick, Judith Boyem, Jim Reuben, David Sternberg, Joe O'Donaughue, Bruce Baumann, Connie Panagotacos, Sharon Panagotacos, Damon

Hurligi

ACTION:

No DR
Theoharis, Mills, Antenore, Chinchilla, Richardson

AYES: NAYES: ABSENT:

None Joe, Martin

11. 98.631D

(WASHINGTON)

55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 in Assessor's Block 2642 -- Request for Discretionary Review of Building Permit Application No. 9720311, proposing to construct a new third and fourth-floor addition to an existing single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of March 25, 1999)

SPEAKER(S):

Allen Ainsworth, Alexandra Thomas, Peter Huppert, David Burness, Brian McCullighan, Dianna Priddy, Glen Gertmanian,

Lawrence Fixel, Ellen Huppert, Dennis Smith, Hagar Chase,

Alice Barkley, Burton Rockwell

ACTION:

No DR

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Joe, Martin

12. 1999.094V

(WASHINGTON)

55 BELMONT AVENUE, south side between Willard Street and Edgewood Avenue, Lot 045 on Assessor's Block 2642 in a RH-1 (House, One-Family) District. A FRONT YARD VARIANCE SOUGHT: The variance is to allow the construction of a third level addition to an existing single family residence that will encroach 15 feet into the required 15 foot front vard setback.

The application for Variance will be considered by the Zoning Administrator.

SPEAKER(S):

Allen Ainsworth, Alexandra Thomas, Peter Huppert, David Burness, Brian McCullighan, Dianna Priddy, Glen Gertmanian, Lawrence Fixel, Ellen Huppert, Dennis Smith, Hagar Chase,

Alice Barkley, Burton Rockwell

ACTION:

Zoning Administrator closed public hearing

Adjournment: 8:04 P.M.

SAN FRANCISCO PLANNING COMMISSION



DOCUMENTS DEPT.

APR - 5 1999

SAN FRANCISCO PUBLIC LIBRARY

for Thursday, April 8, 1999 Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin,
Commissioners

Jonas P. Ionin, Commission Secretary

Please be advised that the Planning Commission has canceled its Regular Meeting scheduled for Thursday, April 8, 1999, due to lack of calendared items.

A. CONTINUED ITEMS

98.459E
 1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with

mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.

(Continued to April 15, 1999)

2. 98,190D (BAÑALES)

1050 17TH STREET, north side between Pennsylvania and Mississippi Streets, Lot 002A in Assessor's Block 3948 -- Request for Discretionary Review of Building Permit Application No. 9711381S, proposing the new construction of 19 live/work units with parking on a vacant lot in a M-2 (MB) (Mission Bay -- Heavy Industrial) District. (Continued to April 15, 1999)

3. 99.146D (WILSON)

18 BUENA VISTA TERRACE, west side between Buena Vista Avenue and Roosevelt Way, Lot 002 in Assessor's Block 2608 -- Request for Discretionary Review of Building Permit Application No. 9826390, proposing a honzontal and vertical addition to an existing singletamily dwelling (including a new second floor) in a RH-2 (House, Two-Family) District. (Continued to May 6, 1999)

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, April 15, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

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PRESENT:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT:

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:51 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator. Delvin Washington, John Billovits, Catherine Keylon, Jon Purvis, Jonas Ionin - Commission Secretary

ITEMS TO BE CONTINUED Α.

1a. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of March 4, 1999)

(Proposed for Continuance to May 6, 1999)

SPEAKER(S):

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

1b. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of March 4, 1999)

(Proposed for Continuance to May 6, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

(BAÑALES) 2. 98.794D

125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of March 11, 1999)

(Proposed for Continuance to May 13, 1999)

SPEAKER(S):

None

ACTION: AYES:

Continued as Proposed

NAYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT:

None None 3. 98.459E (NAVARRETE)

1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.

(Continued from Regular Meeting of April 8, 1999) (Proposed for Continuance to May 13, 1999)

SPEAKER(S):

ACTION: Continued as Proposed

None

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

B. PUBLIC COMMENT

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(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Jeannette Barroca

Re: Traffic congestion along the Lombard corridor

Joel Steiger

Re: Parking along Chestnut Street

Robin Mohr

Re: 1025 Minna Street

Lloyd Schleigal

Re: 1880 Lombard Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of Adoption - draft minutes of 3/18/99 & 4/1/99.

SPEAKER(S): None

ACTION: Draft minutes of 4/1/99 were adopted as amended. Draft

minutes of 3/18/99 appeared in error.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

ABSENT: None

Commission Matters.

Theoharis Request to investigate "Jitney" Condition as a future policy for large

supermarkets.

Mills Request to include a presentation by the Port in the Land Use Hearing

scheduled for April 22, 1999.

D. DIRECTOR'S REPORT

Director's Announcements.

- Acknowledged the Commissioners' participation in the Friends of City Planning event.
- Reminded everyone of the Land Use Policy Discussion scheduled for April 22, 1999.
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None
 - 1403-1405 Montgomery Street, dwelling unit merger, the Zoning Administrator requested DBI not to issue a permit.
 - 3175 17th Street will be before the Board of Appeals next week, with the intent to overrule.
 - 311 Notification form response to the Action List.
 - Rent Conversion Ordinance Public Flyer, not yet completed.
 - Recommendation for an Executive Session with the City Attorney in regard to the new Rent Conversion Ordinance, calendared for May 6, 1999.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 98.967C (MILLER)

3132 23rd Street, northeast corner at Shotwell Street, Lot 20 in Assessor's Block 3638 -- Request for a Conditional Use Authorization to establish a plant nursery with retail sales per Planning Code Section 209.5(c) in a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Note: On 3/18/99, following public testimony, the Commission Closed Public Hearing. A Motion of Intent to Approve with Conditions was adopted by a vote of +5 to -0. Commissioner Martin was absent and Commissioner Richardson had not yet been appointed.

(Continued from Regular Meeting of March 18, 1999)

SPEAKER(S): None

ACTION: Approved with Conditions as Amended to reflect the limit of

business operation as sunrise and sunset.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: None
Motion No.: 14810

F. CONSENT CALENDAR

 98.523<u>C</u>V (BILLOVITS) 1880 <u>LOMBARD STREET</u> at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code.

Note: Following public testimony, the Commission Closed Public Comment. A Motion to Approve failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioner Martin and the newly appointed seventh Commissioner, would review the official transcript and all pertinent information prior to casting their vote.

(Continued from Regular Meeting of March 18, 1999)

SPEAKER(S): Chris Meany, Robert McCarthy

ACTION:

Continued to April 22, 1999. A Motion of Intent to Approve with Conditions as Amended carried by a vote of +5 to -2 (Antenore, Martin), limiting any single commercial tenant to less than 6,000 square feet and lifting the rental only condition.

At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a

Final Motion.

AYES: Theoharis, Mills, Chinchilla, Joe, Richardson

NAYES: Antenore, Martin

ABSENT: None

G. REGULAR CALENDAR

10. 98.809C (PASSMORE)

<u>2161 SUTTER STREET</u>, south side between Steiner and Pierce Streets; Lot 5 in Assessor's Block 682 -- Consideration of Zoning Administrative report on Violation of Conditional use Provisions for an 18 Bed Residential Care Facility and setting a hearing date for consideration of revoking conditional use authorization given under Motion No. 14763.

SPEAKER(S): Earsie Herrell, Stan Roman, Michelle Hagan, Andre Bolaffi,

Howard Ash

ACTION: Adopted a Motion to Not take initiate Revocation Proceedings
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: None

11. 97.654C (PASSMORE)

1305 CASTRO STREET, east side of Castro south of 24th street; Lot 015 on Assessor's block 6507 --Consideration of Zoning Administrative report on Violation of Conditional use Provisions for a full-service restaurant and setting a hearing date for consideration of revoking conditional use authorization given under Motion No. 14499.

SPEAKER(S): William Saltz, Lorraine Sherrill, Eleanor Gerhardt, Laurence Kulig, Paul Kantus, Manuel Fernandez, Bob Basila, Joann

Swanson, Sululagi Palega, Dave Bubb, Mihm Hahn

ACTION: Adopted a Motion to Not take initiate Revocation Proceedings AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

12a. 1999.050<u>C</u>V (LIGHT)

<u>577-579 GEARY STREET</u>, south side of street between Jones and Taylor Street, Lot 17 in Assessor's Block 317: -- Request for Conditional Use authorization to allow a building exceeding 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-130-T Height and Bulk District.

SPEAKER(S):

Mandy Lew

ACTION:

Continued to May 6, 1999. Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent

was adopted to Approve with Conditions as Amended.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

12b. 1999.050CV

(LIGHT)

577-579 GEARY STREET, south side of street between Jones and Taylor Street, Lot 17 in Assessor's Block 317: -- The proposal is to expand an existing vacant 3-story residential/commercial building by two stories, and add three dwelling units in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-130-T Height and Bulk District.

The application for Variance will be considered by the Zoning Administrator.

SPEAKER(S):

Mandy Lew

ACTION:

The Zoning Administrator Closed the Public Hearing.

H. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:47 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 98.153D

(PURVIS)

1025 MINNA STREET, east side between 11th and Lafayette Streets, Lots 070 and 071 in Assessor's Block 3511 -- Request for Discretionary Review of Building Permit Application No. 9801703, proposing the new construction of an eight-unit live/work building on two vacant lots in a RED (Residential Enclave District).

Note: Following public testimony, the Commission Closed the Public Comment Period. A Motion to Take DR denying the project failed to carry by a split vote +3 to -3 (Theoharis, Mills, Chinchilla). A second Motion to Take DR requiring a rear yard setback failed to carry by a split vote +3 to -3 (Martin, Joe, Antenore). At the direction of Commission President Theoharis, upon the appointment of a seventh Commissioner by the Mayor, that Commissioner would review the official transcript and all pertinent information prior to casting his/her vote.

(Continued from Regular Meeting of March 11, 1999)

SPEAKER(S):

None

ACTION:

Take DR, project approved with conditions as amended.

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES:

Antenore, Joe, Martin

ABSENT:

None

14. 98.190D

(BAÑALES)

1050 17TH STREET, north side between Pennsylvania and Mississippi Streets, Lot 002A in Assessor's Block 3948 -- Request for Discretionary Review of Building Permit Application No. 9711381S, proposing the new construction of 19 live/work units with parking on a vacant lot in a M-2 (MB) (Mission Bay -- Heavy Industrial) District. (Continued from Regular Meeting of April 8, 1999)

SPEAKER(S):

John O'Rourke, Joan O'Rourke, Craig Merrilees, Debra Walker, Sue Hestor, Alice Barkley, Joe O'Donoghue, Rodrigo Santos, Harold Lewis, Henry Arana, Felicia Savage, Gerry Agosta,

Ciaran Harty, Pamela Collier

ACTION:

Continued to May 6, 1999. Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR, and Disapprove the Project, carried by a vote of +5

to -2 (Chinchilla, Richardson) to Deny the Project.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

15. 98.485D (KEYLON)

1626 VALLEJO STREET, north side between Van Ness Avenue and Franklin Street, Lot 020 in Assessor's Block 0551 -- Request for Discretionary Review of Building Permit Application 9810583, proposing to construct a new deck at the rear of an existing four-story, four-unit building in a RH-3 (House, Three-Family) District.

SPEAKER(S): Keith Ryan, Amy Wittenberg, Jonathan Bornstein, Mark

Borseck, Lilliane Borseck

ACTION: Continued to May 6, 1999. Following public testimony, the

Commission Closed the Public Hearing. A Motion of Intent to Take DR carried by a vote of +6 to -1 (Mills) to Deny the

Project.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

16. 1999.988D (LIGHT)

4 25TH AVENUE NORTH, northwest side between Sea Cliff Avenue and Pacific Ocean, Lot 001 in Assessor's Block 1301 -- Request for Discretionary Review of Building Permit Application No. 9819139S, proposing to construct a two-story-over-basement side yard addition to an existing two-story-over-basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S): None

ACTION: Continued to May 6, 1999.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

Adjournment: 7:11 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 Overflow - Room 416 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, April 22, 1999

1:00 PM

DOCUMENTS DEPT.

Regular Meeting

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:19 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Amit Ghosh, Miriam Chion, David Alumbaugh, Jasper Rubin, Jill Slater, Catherine Bauman, Paul Maltzer, John Billovits, Catherine Keylon, Paul Rosetter, Pedro Arce, Mary Gallagher, Larry Badiner, Linda Avery, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

97.823C (ALVIN)
 299 DOLORES STREET, on northeast corner of Dolores and 16th Streets; Lot 25 in Assessor's Block 3556 -- Request to modify an existing Conditional Use Authorization No. 92.187C for a child care center to permit the demolition of an unreinforced masonry building and the construction of a new replacement building of approximately 10,000 square feet for child care per Planning Code Section 303 within an RM-1 (Residential, Mixed, Low Density)

District and a 40-x height and bulk district. (Proposed for Continuance to May 6, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

98.805D

(GORDON)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.

(Continued from Regular Meeting of March 18, 1999)

(Proposed for Continuance to May 6, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

1999.195ZT

(ROSETTER)

MID-MISSION MAP AMENDMENT, Consideration of a proposal to enlarge the existing Mission Alcoholic Beverage Special Use Subdistrict to include the Mid-Mission area which is bounded by Cesar Chavez on the north, the property fronting the east side of Mission Street on the east, Randall Street on the south and the property fronting the west side of San Jose Avenue on the west. The Mission Alcoholic Beverage Special Use Subdistrict (which is currently bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Street) prohibits any new establishment selling or serving alcoholic beverages with the exception of bonafide restaurants. Existing liquor establishments would not be allowed to reopen if abandoned for a period of 30 days or longer.

(Proposed for Continuance to May 6, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

4. 98.738Z (ZWIERZYCKI)

4279 - 4285 MISSION STREET, northeast corner of Silver Avenue; Lot 20 in Assessor's Block 5893, north side of Silver Avenue between Mission and Craut Streets--Request to reclassify the subject property from RH-1 (Residential, House, One-Family District, 40-X Height and Bulk District) to NC-2 (Neighborhood-Commercial, Small-Scale District, 40-X Height and Bulk District).

(Proposed for Continuance to May 6, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

5. 98.738E<u>C</u> (ZWIERZYCKI)

4279 - 4285 MISSION STREET, northeast corner of Silver Avenue; Lots 20 through 24 in Assessor's Block 5893. Request for Conditional Use authorization under Planning Code Sections 711.11; 121.1 and 711.43 to allow the establishment of a large self-service restaurant, including off-street parking spaces, on five lots including a total combined area exceeding 10,000 square feet within an NC-2 (Neighborhood-Commercial Small-Scale) District; and 40-X Height and Bulk District.

(Proposed for Continuance to May 6, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

6. 98.599E (WONG)

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration. Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Proposed for Continuance to May 20, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is

reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Patricia Vaughey

Re: CalTrainsTrans study along Lombard Street

Jim Berk

Re: SOM PAC Land Use Committee, Mixed-Use Districts

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of Adoption - draft minutes of 3/25/99

SPEAKER(S):

None

ACTION:

Adopted as amended.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

Commission Matters.

Chinchilla

Request for hearing within two months on whether to initiate amendments to the Planning Code to establish conditional use authorization revocation policy procedures. within two months.

D. DIRECTOR'S REPORT

- Director's Announcements.
 - None
- 10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Non
 - BoA 17th Street live/work was coninued to July 21, 1999, with instructions to
 modify the Project to include retail/commercial and ultimately overule the
 Planning Commission's denial of the Project.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

11. 98.523CV

1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code.

Note: On 3/18/99 following public testimony, the Commission Closed Public Comment.

A Motion to Approve failed to carry by a vote of +3 to -2 (Antenore, Joe). At the

direction of Commission President Theoharis, absent Commissioner Martin and the newly appointed seventh Commissioner, would review the official transcript and all pertinent information prior to casting their vote. On 4/15/99 a Motion of Intent to Approve with Conditions as Amended carried by a vote of +5 to -2 (Antenore, Martin), limiting any single commercial tenant to less than 6,000 square feet and lifting the rental only condition. At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion. (Continued from Regular Meeting of April 15, 1999)

SPEAKER(S): None

ACTION: Continued to May 13, 1999.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

12. 98.928D (LINDSAY)

1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 --Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into

two units without permits in a RH-3 (House, Three-Family) District.

Note: On 2/25/99, following public testimony, the Commission Closed Public Comment. A Motion of Intent to Take Discretionary Review and deny the project carried by a vote of +7 to -0. At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion. (Continued from Regular Meeting of February 25, 1999)

SPEAKER(S): None

ACTION: Continued to May 13, 1999.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

F. REGULAR CALENDAR

13. 1999.056C (ZWIERZYCKI)
 2260 - 2262 MARKET STREET, Lot 10 in Assessor's Block 3560, north side, between Noe

2260 - 2262 MAHKE I STREE I, Lot 10 in Assessor's Block 3560, north side, between Noe and Sanchez Streets--Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow for the elimination of one existing off-street space for a four-story building currently containing four residential units and commercial space in the Upper Market Street Neighborhood Commercial District and 50-X Height and Bulk District.

SPEAKER(S): Stephan Roake

ACTION: Approved with Conditions.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None Motion No.: 14811

14. 1999.093C (KEYLON)

5635 MISSION STREET, north side (gore point) at Mission and Morse Streets, Lot 1D in Assessor's Block 6470 -- Request for Conditional Use Authorization to expand an existing car stereo and alarm installation business defined as automotive repair under Section 711.59 and 790.15 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District.

SPEAKER(S): Gerry Klein

ACTION: Approved with Conditions.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: Motion No.: None None 14812

15. 1999.099C

(MARTIN)

200 PAUL AVENUE, north side of Paul Avenue between Bayshore Boulevard and Third Street, Lots 001F and 001G, Assessor's Block 5431A-- Request for Conditional Use Authorization under Section 227(i) of the Planning Code to install twelve receive-only parabolic antennas on the roof of the building and three monopole type antenna towers attached to the north side of the building each holding five to seven off-air reception antennas, to receive video signals from satellites and television broadcasting stations to provide cable television services, primarily to residential customers, in an M-1 (Light Industrial) District and 65-J Height and Bulk Districts.

SPEAKER(S):

Mr. Paul, Dorris Vincent, David Hankin

ACTION:

Approved with Conditions.

AYES:

Theoharis, Mills, Antenore, Joe, Martin, Richardson

NAYES:

None

ABSENT:

Chinchilla (recused himself from the hearing)

Motion No.: 148

At approximately 2:00 PM, but not before, the Planning Commission will begin hearing the following item(s).

16. INTENT TO INITIATE INTERIM ZONING CONTROLS (GREEN) INTERIM ZONING OPTIONS FOR INDUSTRIAL LAND. Public hearing on the proposed interim zoning options for industrially zoned land and the initiation of intent to adopt interim zoning controls, which would establish Industrial Protection Zones and Mixed-Use Areas. The report on the options published by the Department on April 8, 1999 is available at the Public Information Counter at 1660 Mission Street.

SPEAKER(S):

Diane Oshima, Robin Mohr, Jane Morrison, Debra Walker, Billy Johnson, Mary Pellow, Stephanie Taylor, Joe O'Donoghue, Faye Rogers, Dona Crowder, Curtis Eisenberger, Tom Miller, Joan Holden, Catherine Arellano, Colleen Parker, David Sternberg, Isabele Engberg Lerner, Susan Schindler, Yuri Won, Christopher Stimson, Bill Poland, Archie Oechipinti, Jim Firth, Karen Fotay, Eric Quezada, Bill Basquin, Brad Paul, Paul Chow, Jim Berk, Charles Breidinger, Vincent Avalos, John Bardis, Sophie Maxwell, Eamon Murphy, Jonathan Youtt, Kim Rodgers, David Spero, James harkin, Stven Vettel, Maureen Early, Mack Burton, Shawn Gorman, Peter MaGuire, Charmaine Curtis, Kepa Askenasy, Sandra Peterson, Joe Guntrew, Ray Kaliski, Cheryl Parker, Dick Millet, Art Evans, Bob Legallet, Richard Bolingbroke, Brad Kopp, Robin Chiuang, Jim Whass, Monique Lee, Andrew Shoup Judy West, Bret Gladstone, Steve Ryan, John Britton, Bernard Thomas, Joe Armin, Joe Cassidy, Chris Mohr, Juliet Gray, John de Castro, Dairmuid McNeill, Larry Griffin, Ruben Catalina, Carlos Santiban, Brian Bock, Mary Staunton, James Nunemacher, Darrell Reed, Henry Arana, Gary Gee, Amos McArthy, Bobbie Sue Hood, Shawn Kieran, Paul Talty, Redman Lyons, Michael Spaer, Robert Isackson, Russel Cannister, Alice Barkley, Daniel Solomon, Martha Bridegam, Saundra, Andrew Wood, Vincent Walsh, Steven Bodzin, Unidentified Speaker, William Drypolcher, Sharon Cassidy, Jack Davis, Sergio Antonio, Unidentified Speaker.

ACTION:

Following public testimony, the Commission Closed Public

Comment and adopted a Motion of Intent to Initiate Interim Zoning Controls, Option C as amended.

AYES: NAYES: ABSENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

None None

Adjournment: 9:14 P.M.

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

APR 26 1999

SAN FRANCISCO
PUBLIC LIBRARY

CANCELLATION

Thursday, April 29, 1999

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
Commissioners

Jonas P. Ionin, Commission Secretary

Please be advised that the Planning Commission is not scheduled to hold a meeting on **Thursday**, **April 29**, **1999**. Pursuant to the San Francisco Planning Commission Rules and Regulations, Article IV, Section 1, where there are five (5) Thursdays in a month, the fifth Thursday of the month is canceled.



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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting & Calendar

DOCUMENTS DEPT.

MAY 0 3 1999 SAN FRANCISCO PUBLIC LIBRARY

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 6, 1999

1:30 PM

Special Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

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| 1:3 | 30 | PM | |
|-----|----|----|--|
| | | | |

ROLL CALL:

Commission President:

Anita Theoharis

Commission Vice President:

Beverly Mills

Commissioners:

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry

Martin, Linda Richardson

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

B. EXECUTIVE SESSION

Pursuant to Government Code Section 54956.9 and San Francisco Administrative Code Section 67.11(b), the Planning Commission will meet in closed session to discuss pending litigation.

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

- John Hinckley Brokerage, Petitioners, vs. City & County of San Francisco, Respondents; San Francisco Superior Court Case No. 303-023; and
- Cwynar et al., Petitioners, vs. City & County of San Francisco, Respondents; San Francisco Superior Court Case No. 302-014.

C. OPEN SESSION

- (a) Possible report on action taken in closed session, pursuant to Government Code Section 54957.1(a) and San Francisco Administrative Code Section 67.14(b).
- (b) Vote to elect whether to disclose any oral discussion held in closed session, pursuant to San Francisco Administrative Code Section 67.14(a).

| Adjournment: | |
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SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting DOCUMENTS DEPT.

& Calendar

MAY 0 3 1999 SAN FRANCISCO PUBLIC LIBRARY

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 6, 1999

2:00 PM

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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2:00 PM

ROLL CALL:

Commission President:

Anita Theoharis Commission Vice President: **Beverly Mills**

Commissioners:

Dennis Antenore, Hector Chinchilla, Cvnthia Joe, Larry Martin, Linda Richardson,

ITEMS TO BE CONTINUED A.

1. JOBS-HOUSING LINKAGE PROGRAM (GREEN) CONSIDERATION OF AMENDMENT OF THE PLANNING CODE: Sections 313 through 313.14, and by adding 313.15, to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at lest 100,000 square feet, and by amending Section 314.1 to redefine "Hotel."

(Continued from Regular Meeting of March 18, 1999) (Proposed for Continuance to May 13, 1999)

98.266BC (ALVIN) 2a. 1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west: Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of March 4, 1999)

(Proposed for Continuance to May 13, 1999)

2b. 98.266BC (ALVIN) 1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west: Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of March 4, 1999)

3. 98.369E (GLASNER) 435 PACIFIC AVENUE, Construction of New Office Building. The proposal is to construct one five-story office building at 435 Pacific Avenue, between Sansome and Montgomery Streets (Assessor's Block 175, Lot 28). The proposed office building would be approximately 60 feet in height and contain approximately 36,530 square feet of office space and ground level, off-street parking for 24 vehicles. The project site is located in the Jackson Square Historic District and would require a Certificate of Appropriateness to demolish the existing building and construct a new one.

(Proposed for Continuance to May 20, 1999)

(Proposed for Continuance to May 13, 1999)

4. 98.805D (GORDON) 475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District. (Continued from Regular Meeting of March 18, 1999) (Proposed for Continuance to May 20, 1999)

- 5. 98.455E (POSTERNAK) 675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 twostory buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces. (Proposed for Continuance to May 27, 1999)
- 6. 98.455C (MILLER) 675 TOWNSEND STREET, southeast corner at 8th Street (with additional frontage on Division and King Streets), Lot 7 in Assessor's Block 3799 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to construct up to 148 dwelling units, three live/work units and approximately 35,000 square feet of retail space with approximately 266 off-street parking spaces, requiring modification of the otherwiseapplicable rear-yard provisions of the Planning Code, in an M-2 (Heavy Industrial) District and within 40-X and 50-X Height and Bulk Districts. (Proposed for Continuance to May 27, 1999)
- 7. 98.076E (NAVARRETE)

 1000 PENNSYLVANIA AVENUE Appeal of a Preliminary Negative Declaration: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district.

 (Continued from Regular Meeting of February 11, 1999)

 (Proposed for Continuance to May 27, 1999)
- 8. 1999.226ET (ROSETTER)

 MISSION ALCOHOL REVISION AMENDMENT --Consideration of a proposal to amend

 Planning Code Section 781.8 (the Mission Alcoholic Beverage Special Use Subdistrict) to
 clarify the purpose of the section; define the term "new establishment"; clarify a key word that
 determines abandonment; prohibit the transfer of establishments and liquor licenses from
 outside the special use district to a location within the special use district; and establish "good
 neighbor" operating practices for all liquor establishments (including bonafide restaurants).

 (Proposed for Continuance to May 27, 1999)
- 98.905E
 360 6TH STREET Appeal of a Preliminary Negative Declaration: Assessor's Block 3754
 Lot 8. The proposal is to demolish one existing building on the site and construct one
 building containing 19 live/work units and 19 off-street parking spaces within a 3-story
 structure (including mezzanines) approximately 50 feet in height. The project site is located
 in an Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk
 district.
 (Proposed for Continuance to June 3, 1999)
- 98.119E (POSTERNAK)
 630 8TH STREET, New Construction of 14 Live/work Units: Assessor's Block 3782, Lot 10, west side of 8th Street between Townsend Street and Brannan Street in a Heavy Industrial

(M-2) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The project site is currently used as a surface parking lot for about 44 vehicles. The proposed project includes constructing a new 40-foot tall building that would contain 14 live/work units of about 18,000 gross square feet, a courtyard of about 1,900 gross square feet, and 14 off-street parking spaces in a ground level parking garage. Access to the parking garage would be from 8th Street.

(Proposed for Continuance to July 15, 1999)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

C. COMMISSIONERS' QUESTIONS AND MATTERS

- 11. Consideration of Adoption draft minutes of 4/15/99 and 4/22/99.
- 12. Commission Matters.

D. DIRECTOR'S REPORT

- 13. Director's Announcements.
- 14. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
- 15. INFORMATIONAL PRESENTATION (MONTAÑA) YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA DEVELOPMENT at the southeast corner of Third and Mission Streets, called parcel "EB2A": Proposal for a mixed use development featuring approximately 95 residential units, 410 hotel rooms, a museum/cultural center, lobby, restaurants and meeting rooms, and associated parking. The proposed Project would include the adaptive reuse of the historic Williams Building and a new building that features a tower of up to 430 feet in height.

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

16. 1999.050CV (LIGHT) 577-579 GEARY STREET, south side of street between Jones and Taylor Street, Lot 17 in Assessor's Block 317: -- Request for Conditional Use authorization to allow a building exceeding 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-130-T Height and Bulk District.

Note: Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent was adopted to Approve with Conditions as Amended.

(Continued from Regular Meeting of April 15, 1999)

(BAÑALES)

17. 98.190D 1050 17TH STREET, north side between Pennsylvania and Mississippi Streets, Lot 002A in Assessor's Block 3948 -- Request for Discretionary Review of Building Permit Application

No. 9711381S, proposing the new construction of 19 live/work units with parking on a vacant lot in a M-2 (MB) (Mission Bay -- Heavy Industrial) District.

Note: Following public testimony, the Commission Closed the Public Hearing. A

Motion of Intent to Take DR carried by a vote of +5 to -2 (Chinchilla, Richardson) to Deny the Project.

(Continued from Regular Meeting of April 15, 1999)

18. (KEYLON) 1626 VALLEJO STREET, north side between Van Ness Avenue and Franklin Street, Lot 020 in Assessor's Block 0551 -- Request for Discretionary Review of Building Permit Application 9810583, proposing to construct a new deck at the rear of an existing four-story, four-unit building in a RH-3 (House, Three-Family) District.

Note: Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR carried by a vote of +6 to -1 (Milis) to Deny the Project.

(Continued from Regular Meeting of April 15, 1999)

F. **REGULAR CALENDAR**

- 19a. 1999.195ETZ (ROSETTER) EXTENSION OF THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT-Consideration of a proposed zoning map amendment to enlarge the existing Mission Alcoholic Beverage Special Use Subdistrict to include the Mid-Mission area which is bounded by Cesar Chavez on the north, the property fronting the east side of Mission Street on the east, Randall Street on the south and the property fronting the west side of San Jose Avenue on the west. The Mission Alcoholic Beverage Special Use Subdistrict (which is currently bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Street) prohibits any new establishment selling or serving alcoholic beverages with the exception of bonafide restaurants. Existing liquor establishments would not be allowed to reopen if abandoned for a period of 30 days or longer. This area has been known as the Mid-Mission Alcoholic Beverage Special Use District under a temporary moratorium since June of 1997.
- 19b. 1999.195ETZ (ROSETTER) EXTENSION OF THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT --Consideration of a proposal to amend the Planning Code Section 781.8 (the Mission Alcoholic Beverage Special Use Subdistrict) to modify the description of the boundaries of this Subdistrict to reflect the proposed extension of the district to include the Mid-Mission area.
- (ROSETTER) 20a. 1999,119ETTZ HAIGHT STREET ALCOHOLIC BEVERAGE AMENDMENT -- Consideration of a proposal to amend the zoning map for the Haight Street Neighborhood Commercial District, to create the Haight Street Alcohol Special Use District, the boundaries of which would correspond with the boundaries of the Haight Street Neighborhood Commercial District.
- (ROSETTER) 20b. 1999.119ETTZ ALCOHOL SPECIAL USE DISTRICTS AMENDMENT -- Consideration of an ordinance amending Planning Code Sections 186.1, 719.40, 719.41, 719.42, 719.43, 719.44, and 710.40 and adding new Sections 186.3 and 245 to create the concept of Alcohol Special Use Districts (ASUDs) which would control establishments selling alcoholic beverages, make liquor establishments subject to "good neighbor" operating practices, and make NC-1 Districts within 1/4 mile of an ASUD subject to that ASUD's restrictions.

20c. 1999.119ETTZ

(ROSETTER)

HAIGHT STREET ALCOHOL SPECIAL USE DISTRICT --Consideration of an ordinance amending the Planning Code to specifically create the Haight Alcohol Special Use District as Section 245.1, which would prohibit all new establishments selling alcoholic beverages and adding language to the end of the Haight Street Neighborhood Commercial District (NCD) use chart announcing this Special Use District as a special provision for the Haight NCD.

21. 97.823E (ROOS/GITELMAN) 299 DOLORES STREET. Holy Family Day Home. Northeast corner of 16th and Dolores Streets, Assessor's Block 3556, Lot 25. CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR). The project is demolition of a three-story building with frontage on both Dolores and 16th Streets, and construction of a two-story, building on the same part of the site. The building to be demolished was designed by Willis Polk and Company, and was determined to appear eligible for listing on the National Register of Historic Places (NRHP). The building was used for child care from about 1912, until the 1989 Loma Prieta earthquake. A building constructed in 1984 would remain and continue to provide classrooms and other facilities for child care, and two, one-story, 960-sq.-ft. temporary buildings would be removed after project construction. The new building would continue the child care use, adding about 50 children to the approximately 100 existing children, for a total of 150 children. There would be a net reduction of about 2,830 sq. ft. at the site. The site served 150 children prior to 1989, and now serves 100 children. The new building would enable the site to serve 150 children, with approval of an amendment to the existing Conditional Use authorization.

NOTE: THE PUBLIC HEARING FOR THIS ITEM HAS BEEN CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED MAY 14, 1998.

- 22. 97.823C (ALVIN)

 299 DOLORES STREET, on northeast corner of Dolores and 16th Streets; Lot 25 in Assessor's Block 3556 -- Request to modify an existing Conditional Use Authorization No. 92.187C for a child care center to permit the demolition of an unreinforced masonry building and the construction of a new replacement building of approximately 10,000 square feet for child care per Planning Code Section 303 within an RM-1 (Residential, Mixed, Low Density) District and a 40-x height and bulk district. (Continued from Regular Meeting of April 22, 1999)
- 23. 98.909C (ZWIERZYCKI)

 480-498 CASTRO STREET, Lot 033 in Assessor's Block 2647, near northwest corner of 18th Street -- Request for Conditional Use authorization under Sections 178(c):303(e); 715.21 and 121.2 of the Planning Code to allow expansion of a previously authorized 8,055 gross square-foot store (Case No. 86.622C/ Corrected Motion No. 10928). This expansion would result in a single tenant which occupies floor area in excess of 2,499 square feet at a total approximate floor area of 10,200 gross square feet within the Castro Street Neighborhood-Commercial District and 40-X Height and Bulk District. (Continued from Regular Meeting of March 18, 1999)
- 24. 98.738Z (ZWIERZYCKI) 4279 - 4285 MISSION STREET, northeast corner of Silver Avenue; Lot 20 in Assessor's Block 5893, north side of Silver Avenue between Mission and Craut Streets--Request to reclassify the subject property from RH-1 (Residential, House, One-Family District, 40-X Height and Bulk District) to NC-2 (Neighborhood-Commercial, Small-Scale District, 40-X Height and Bulk District). (Continued from Regular Meeting of April 22, 1999)
- 25. 98.738EC (ZWIERZYCKI) 4279 - 4285 MISSION STREET, northeast corner of Silver Avenue; Lots 20 through 24 in Assessor's Block 5893. Request for Conditional Use authorization to (1) create a large fast

food restaurant (Planning Code Section 711.43); (2) on an parcel exceeding 10,000 square feet (Section 711.11); and (3) for parking spaces exceeding accessory amounts (Section 204.5(c)) within an NC-2 (Neighborhood-Commercial, Small-Scale) District (for Lots 21 to 24); RH-1 (House, One-Family) District (for Lot 20); and 40-X Height and Bulk District. (Continued from Regular Meeting of April 22, 1999)

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

- 26. 1999.146D (WILSON) 18 BUENA VISTA TERRACE, west side between Buena Vista Avenue and Roosevelt Way, Lot 002 in Assessor's Block 2608 -- Request for Discretionary Review of Building Permit Application No. 9826390, proposing a horizontal and vertical addition to an existing singlefamily dwelling (including a new second floor) in a RH-2 (House, Two-Family) District. (Continued from Canceled Meeting of April 8, 1999)
- 27. 1999.988D (LIGHT) 4 25TH AVENUE NORTH, northwest side between Sea Cliff Avenue and Pacific Ocean, Lot 001 in Assessor's Block 1301 -- Request for Discretionary Review of Building Permit Application No. 9819139S, proposing to construct a two-story-over-basement side yard addition to an existing two-story-over-basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District. (Continued from Regular Meeting of April 15, 1999)

| Ad | journment: | |
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SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 6, 1999

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Mills, Joe, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 3:17 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Hillary Gitelman, Susana Montana, Paul Rosetter, Adam Light, Corey Alvin, Isolde Wilson, Edy Zwierzycki, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

JOBS-HOUSING LINKAGE PROGRAM

(GREEN)

CONSIDERATION OF AMENDMENT OF THE PLANNING CODE; Sections 313 through
313.14, and by adding 313.15, to rename the "OFFICE AFFORDABLE HOUSING
PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM," to apply the
program to all new and expanded hotel space of at least 25,000 square feet, to all new and
expanded entertainment space of at least 50,000 square feet, and to all new and expanded
retail space of at lest 100,000 square feet, and by amending Section 314.1 to redefine
"Hotel."

(Continued from Regular Meeting of March 18, 1999) (Proposed for Continuance to May 13 June 3, 1999)

None

SPEAKER(S):

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

2a. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of March 4, 1999) (Proposed for Continuance to May 13, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

2b. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of March 4, 1999) (Proposed for Continuance to May 13, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

3. 98.369E (GLASNER)

435 PACIFIC AVENUE, Construction of New Office Building. The proposal is to construct one five-story office building at 435 Pacific Avenue, between Sansome and Montgomery Streets (Assessor's Block 175, Lot 28). The proposed office building would be approximately 60 feet in height and contain approximately 36,530 square feet of office space and ground level, off-street parking for 24 vehicles. The project site is located in the Jackson Square Historic District and would require a Certificate of Appropriateness to demolish the existing building and construct a new one.

(Proposed for Continuance to May 20, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

4. 98.805D (GORDON)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.

(Continued from Regular Meeting of March 18, 1999)

(Proposed for Continuance to May 20, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

5. 98.455E (POSTERNAK) 675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 twostory buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.

(Proposed for Continuance to May 27, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

6. 98.455C

(MILLER)

675 TOWNSEND STREET, southeast corner at 8th Street (with additional frontage on Division and King Streets), Lot 7 in Assessor's Block 3799 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to construct up to 148 dwelling units, three live/work units and approximately 35,000 square feet of retail space with approximately 266 off-street parking spaces, requiring modification of the otherwise-applicable rear-yard provisions of the Planning Code, in an M-2 (Heavy Industrial) District and within 40-X and 50-X Height and Bulk Districts. (Proposed for Continuance to May 27, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES:

None

ABSENT: Mills, Joe, Martin

7. 98.076E

(NAVARRETE)

1000 PENNSYLVANIA AVENUE - Appeal of a Preliminary Negative Declaration: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district.

(Continued from Regular Meeting of February 11, 1999)

(Proposed for Continuance to May 27, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES:

None

ABSENT:

Mills, Joe, Martin

8. 1999.226ET

(ROSETTER)

MISSION ALCOHOL REVISION AMENDMENT --Consideration of a proposal to amend Planning Code Section 781.8 (the Mission Alcoholic Beverage Special Use Subdistrict) to clarify the purpose of the section; define the term "new establishment"; clarify a key word that determines abandonment; prohibit the transfer of establishments and liquor licenses from outside the special use district to a location within the special use district; and establish "good neighbor" operating practices for all liquor establishments (including bonafide restaurants). (Proposed for Continuance to May 27, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed
Theoharis, Antenore, Chinchilla, Richardson

AYES: NAYES:

None

ABSENT:

Mills, Joe, Martin

9. 98.905E

(NAVARRETE)

360 6TH STREET - Appeal of a Preliminary Negative Declaration: Assessor's Block 3754 Lot 8. The proposal is to demolish one existing building on the site and construct one building containing 19 live/work units and 19 off-street parking spaces within a 3-story structure (including mezzanines) approximately 50 feet in height. The project site is located in an Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district.

(Proposed for Continuance to June 3, 1999)

SPEAKER(S):

None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

10. 98.119E (POSTERNAK)

630 8TH STREET, New Construction of 14 Live/work Units: Assessor's Block 3782, Lot 10, west side of 8th Street between Townsend Street and Brannan Street in a Heavy Industrial (M-2) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The project site is currently used as a surface parking lot for about 44 vehicles. The proposed project includes constructing a new 40-foot tall building that would contain 14 live/work units of about 18,000 gross square feet, a courtyard of about 1,900 gross square feet, and 14 off-street parking spaces in a ground level parking garage. Access to the parking garage would be from 8th Street.

(Proposed for Continuance to July 15, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Bruce Bonacker

Re: 1133 Mariposa Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

11. Consideration of Adoption - draft minutes of 4/15/99 and 4/22/99.

SPEAKER(S): None

ACTION: Adopted as amended.

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

12. Commission Matters.

None

D. DIRECTOR'S REPORT

- 13. Director's Announcements.
 - Jobs-Housing Linkage Program continuance.
 - Industrial Land Use Update.
 - Supplement Appropriation Request Update.
- 14. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None
 - 118-138 Kensington Way update.

15. INFORMATIONAL PRESENTATION YERBA BUENA CENTER REDEVELOP (MONTAÑA)

YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA DEVELOPMENT at the southeast corner of Third and Mission Streets, called parcel "EB2A": Proposal for a mixed use development featuring approximately 95 residential units, 410 hotel rooms, a museum/cultural center, lobby, restaurants and meeting rooms, and associated parking. The proposed Project would include the adaptive reuse of the historic Williams Building and a new building that features a tower of up to 430 feet in height.

SPEAKER(S):

Bill Carney, Fred Jordan, Craig Hartman, Wayne Hu, Alice

Barkley, Bruce Bonacker

ACTION:

None

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

16. 1999.050CV (LIGHT)

577-579 GEARY STREET, south side of street between Jones and Taylor Street, Lot 17 in Assessor's Block 317: -- Request for Conditional Use authorization to allow a building exceeding 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-130-T Height and Bulk District.

Note: Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent was adopted to Approve with Conditions as Amended.

(Continued from Regular Meeting of April 15, 1999)

SPEAKER(S):

None

ACTION:

Approved with Conditions

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT:

Mills, Joe, Martin

Motion No.:

17. 98.190D

14

14814

17. 98.1900

(BAÑALES)

1050 17TH STREET, north side between Pennsylvania and Mississippi Streets, Lot 002Á in Assessor's Block 3948 -- Request for Discretionary Review of Building Permit Application No. 9711381S, proposing the new construction of 19 live/work units with parking on a vacant lot in a M-2 (MB) (Mission Bay -- Heavy Industrial) District.

Note: Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR carried by a vote of +5 to -2 (Chinchilla, Richardson) to Deny the Project.

(Continued from Regular Meeting of April 15, 1999)

SPEAKER(S):

None

ACTION:

Continued to May 20, 1999

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES:

None

ABSENT: Mills, Joe, Martin

18. 98.485D (KEYLON)

1626 VALLEJO STREET, north side between Van Ness Avenue and Franklin Street, Lot 020 in Assessor's Block 0551 -- Request for Discretionary Review of Building Permit Application 9810583, proposing to construct a new deck at the rear of an existing four-story, four-unit building in a RH-3 (House, Three-Family) District.

Note: Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR carried by a vote of +6 to -1 (Mills) to Deny the Project.

(Continued from Regular Meeting of April 15, 1999)

SPEAKER(S): None

ACTION: Approved Findings to Take DR and Deny the Project

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

F. REGULAR CALENDAR

199. 1995. 195. I 1999.195. I

SPEAKER(S): Officer Jerry Sarin, Kevin Kropp, Karen Hurst, Jack Shella

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

Resolution No.: 14815

19b. 1999.195ETZ (ROSETTER)

EXTENSION OF THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT

--Consideration of a proposal to amend the Planning Code Section 781.8 (the Mission Alcoholic Beverage Special Use Subdistrict) to modify the description of the boundaries of this Subdistrict to reflect the proposed extension of the district to include the Mid-Mission

area.

SPEAKER(S): Officer Jerry Sarin, Kevin Kropp, Karen Hurst, Jack Shella

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

Resolution No.: 14816

20a. 1999.119ETTZ (ROSETTER)

HAIGHT STREET ALCOHOLIC BEVERAGE AMENDMENT -- Consideration of a proposal to amend the zoning map for the Haight Street Neighborhood Commercial District, to create the Haight Street Alcohol Special Use District, the boundaries of which would correspond with

Meeting Minutes Page 8

the boundaries of the Haight Street Neighborhood Commercial District.

SPEAKER(S):

None

ACTION:

Continued to June 3, 1999

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT:

Mills, Joe, Martin

20b. 1999.119ETTZ

(ROSETTER)

ALCOHOL SPECIAL USE DISTRICTS AMENDMENT --Consideration of an ordinance amending Planning Code Sections 186.1, 719.40, 719.41, 719.42, 719.43, 719.44, and 710.40 and adding new Sections 186.3 and 245 to create the concept of Alcohol Special Use Districts (ASUDs) which would control establishments selling alcoholic beverages, make liquor establishments subject to "good neighbor" operating practices, and make NC-1 Districts within 1/4 mile of an ASUD subject to that ASUD's restrictions.

SPEAKER(S):

None

ACTION:

Continued to June 3, 1999

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES: ABSENT:

None

00-

Mills, Joe, Martin

20c. 1999.119ET<u>T</u>Z

(ROSETTER)

HAIGHT STREET ALCOHOL SPECIAL USE DISTRICT --Consideration of an ordinance amending the Planning Code to specifically create the Haight Alcohol Special Use District as Section 245.1, which would prohibit all new establishments selling alcoholic beverages and adding language to the end of the Haight Street Neighborhood Commercial District (NCD) use chart announcing this Special Use District as a special provision for the Haight NCD.

SPEAKER(S):

None

ACTION:

Continued to June 3, 1999

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES:

None

ABSENT:

Mills, Joe, Martin

21. 97.823E

(ROOS/GITELMAN)

299 DOLORES STREET. Holy Family Day Home. Northeast corner of 16th and Dolores Streets. Assessor's Block 3556, Lot 25. CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR). The project is demolition of a three-story building with frontage on both Dolores and 16th Streets, and construction of a two-story, building on the same part of the site. The building to be demolished was designed by Willis Polk and Company, and was determined to appear eligible for listing on the National Register of Historic Places (NRHP). The building was used for child care from about 1912, until the 1989 Loma Prieta earthquake. A building constructed in 1984 would remain and continue to provide classrooms and other facilities for child care, and two, one-story, 960-sq.-ft. temporary buildings would be removed after project construction. The new building would continue the child care use, adding about 50 children to the approximately 100 existing children, for a total of 150 children. There would be a net reduction of about 2,830 sq. ft. at the site. The site served 150 children prior to 1989, and now serves 100 children. The new building would enable the site to serve 150 children, with approval of an amendment to the existing Conditional Use authorization.

NOTE: THE PUBLIC HEARING FOR THIS ITEM HAS BEEN CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED MAY 14, 1998.

SPEAKER(S):

None

ACTION:

Approved

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: No.

ABSENT: Mills, Joe, Martin

Motion No.: 14817

22. 97.823C (ALVIN)

<u>299 DOLORES STREET</u>, on northeast corner of Dolores and 16th Streets; Lot 25 in Assessor's Block 3556 -- Request to modify an existing Conditional Use Authorization No. 92.187C for a child care center to permit the demolition of an unreinforced masonry building and the construction of a new replacement building of approximately 10,000 square feet for child care per Planning Code Section 303 within an RM-1 (Residential, Mixed, Low Density) District and a 40-x height and bulk district.

(Continued from Regular Meeting of April 22, 1999)

SPEAKER(S): Michael Carroll, Cass Calder Smith, Sister Ann Maureen,

Donna Cahill, Fran Kipniss

ACTION: Approved with Conditions

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

Motion No.: 14818

23. 98.909C (ZWIERZYCKI)

480-498 CASTRO STREET, Lot 033 in Assessor's Block 2647, near northwest corner of 18th Street -- Request for Conditional Use authorization under Sections 178(c):303(e); 715.21 and 121.2 of the Planning Code to allow expansion of a previously authorized 8,055 gross square-foot store (Case No. 86.622C/ Corrected Motion No. 10928). This expansion would result in a single tenant which occupies floor area in excess of 2,499 square feet at a total approximate floor area of 10,200 gross square feet within the Castro Street Neighborhood-Commercial District and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 18, 1999)

SPEAKER(S): Dan Sullivan, August Longo, Elizabeth Dunlap, Linton Stables,

Mike Meracle, Robert Woodall

ACTION: Approved with Conditions

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

Motion No.: 14819

24. 98.738Z (ZWIERZYCKI)

<u>4279 - 4285 MISSION STREET</u>, northeast corner of Silver Avenue; Lot 20 in Assessor's Block 5893, north side of Silver Avenue between Mission and Craut Streets--Request to reclassify the subject property from RH-1 (Residential, House, One-Family District, 40-X Height and Bulk District) to NC-2 (Neighborhood-Commercial, Small-Scale District, 40-X Height and Bulk District).

(Continued from Regular Meeting of April 22, 1999)

SPEAKER(S): Ming Suen, Joan Rowkes, Rebecca Silverberg

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Richardson

NAYES: None

ABSENT: Mills, Joe, Martin

Resolution No.: 14820

25. 98.738E<u>C</u> (ZWIERZYCKI)

4279 - 4285 MISSION STREET, northeast corner of Silver Avenue; Lots 20 through 24 in Assessor's Block 5893. Request for Conditional Use authorization to (1) create a large fast food restaurant (Planning Code Section 711.43); (2) on an parcel exceeding 10,000 square feet (Section 711.11); and (3) for parking spaces exceeding accessory amounts (Section 204.5(c)) within an NC-2 (Neighborhood-Commercial, Small-Scale) District (for Lots 21 to 24); RH-1 (House, One-Family) District (for Lot 20); and 40-X Height and Bulk District. (Continued from Regular Meeting of April 22, 1999)

SPEAKER(S):

Ming Suen, Joan Rowkes, Rebecca Silverberg

ACTION:

Approved with Conditions as Amended to prohibit a Drive Thru

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES:

None

ABSENT:

Mills, Joe, Martin

Motion No.:

14821

G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

26. 1999.146D

(WILSON)

18 BUENA VISTA TERRACE, west side between Buena Vista Avenue and Roosevelt Way, Lot 002 in Assessor's Block 2608 -- Request for Discretionary Review of Building Permit Application No. 9826390, proposing a horizontal and vertical addition to an existing single-family dwelling (including a new second floor) in a RH-2 (House, Two-Family) District. (Continued from Canceled Meeting of April 8, 1999)

SPEAKER(S):

Mike Mason, Nadine Powers, Mollie Hooper, John Schlesinger,

Steve Bjorgen

ACTION:

No DR, Project Approved as is

AYES:

Theoharis, Antenore, Chinchilla, Richardson

NAYES:

None

ABSENT: Mills, Joe, Martin

27. 1999.988D

(LIGHT)

4 25TH AVENUE NORTH, northwest side between Sea Cliff Avenue and Pacific Ocean, Lot 001 in Assessor's Block 1301 -- Request for Discretionary Review of Building Permit Application No. 9819139S, proposing to construct a two-story-over-basement side yard addition to an existing two-story-over-basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of April 15, 1999)

SPEAKER(S):

Bob Stein, Brian Miles, Phil Bronstein, Alice Barkley, Lewis

Butler, Candice Martin

ACTION:

No DR, Project Approved as is

AYES:

Theoharis, Antenore, Chinchilla, Richardson

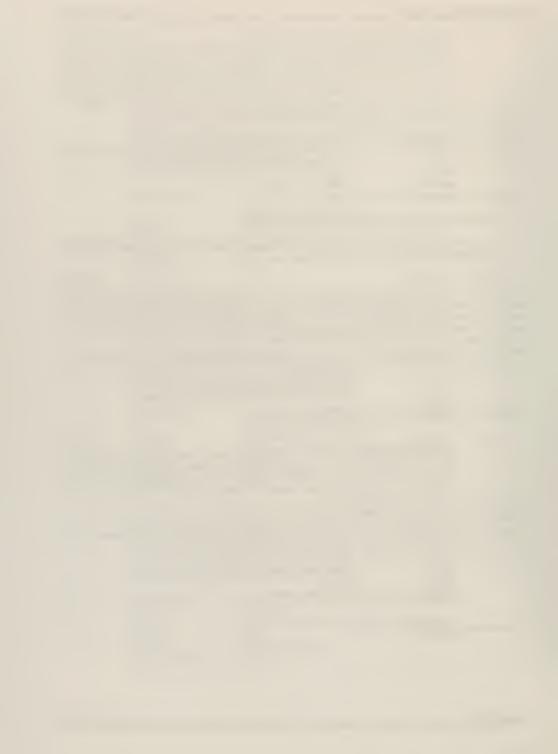
NAYES:

None

ABSENT:

Mills, Joe, Martin

Adjournment: 6:34 P.M.



SAN FRANCISCO PLANNING COMMISSION

&

RECREATION and PARK COMMISSION

Meeting Minutes

Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 13, 1999

1:30 PM

Special Joint Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Mark - treet #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PLANNING:

PRESENT: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Mills

REC & PARK: PRESENT:

Salinas, Chin, Murray, Newhouse Segal

ABSENT: Flunder, Friend, Getty

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SALINAS AT 1:49 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Amit Ghosh, Paul Maltzer, Stephen Shotland, Catherine Bauman, Eva Liebermann, Jonas Ionin - Commission Secretary

A. PUBLIC COMMENT

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(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Vernon Smith

Re: Esprit Park
Patricia Vaughev

Re: Exploratorium Expansion

Gene Glennon

Re: Exploratorium Expansion

B. SPECIAL CALENDAR

(SHOTLAND)
 SAN FRANCISCO OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
 1999-2000 -- At this meeting, the Acting General Manager of the Recreation and Park
 Department will present a report recommending expenditures from the San Francisco Park
 and Open Space Program for Fiscal Year 1999-2000. The Planning Commission will
 consider finding the Program and Fund in-conformity with the General Plan, and will consider
 of adoption of the 1999-2000 San Francisco Park and Open Space Program.

SPEAKER(S): Victoria Hamilton, Lynne Browne, Bette Landis, Mariuccia

laconi, Matt Tuchow, Jim Houillion, Steve Currier, Nan

McGuire, Dick Millet, Wanda Milnes

ACTION: Approved

AYES: SFPC: Theoharis, Chinchilla, Antenore, Joe, Martin,

Richardson

R&P: Salinas, Chin, Murray, Newhouse Segal

NAYES:

SFPC: None

R&P: None

ABSENT:

SFPC: Mills

R&P:

Resolution No.: 14823

2. 1999,261R

(SHOTLAND) AUTHORIZATION TO ALLOCATE \$984,850 FROM THE DOWNTOWN PARK SPECIAL FUND FOR DEVELOPMENT OF THE EMBARCADERO MUSIC CONCOURSE - -Consideration of a Resolution authorizing the Planning Commission to allocate and appropriate up to \$984,850.00 from the Downtown Park Special Fund, as permitted by Section 139(f) of the Planning Code. The \$984,850 would fund enhancements to the proposed Embarcadero Music Concourse, located in lot # 1, 2, 11-16, 18 of Assessor's Block 3714.

Flunder, Friend, Getty

SPEAKER(S):

Boris Dramov, Paul Blandas, Steve Atkinson, Jim Haas, Chervl Arnold, DeeDee Workman, Ernestine Weiss, June Gutfleisch

ACTION: Approved

AYES:

SFPC: Theoharis, Chinchilla. Antenore. Joe. Martin.

Salinas, Chin, Murray, Newhouse Segal

Richardson

R&P:

SFPC: None R&P: None

NAYES: ABSENT:

SFPC: Mills

R&P: Flunder, Friend, Getty

Resolution No.: 14822

Adjournment: 3:54 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 13, 1999

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 3:57 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Amit Ghosh, Paul Maltzer, Stephen Shotland, Catherine Bauman, Eva Liebermann, Anmarie Rodgers, Larry Badiner, John Billovits, Jill Slater, Teresa Ojeda, Paul Rosetter, Delvin Washington, Jonas Ionin -Commission Secretary

ITEMS TO BE CONTINUED Α.

98.459E 1. (NAVARRETE) 1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4

50-X height/bulk district. (Continued from Regular Meeting of April 15, 1999)

(Proposed for Continuance to May 27, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson AYES:

stories (including mezzanines). The project site is located in an M-2 zoning district, within a

NAYES: None ABSENT: Mills

2. 98.804C

545 LEAVENWORTH STREET, west side between Geary and O'Farrell Streets; Lot 2 in Assessor's Block 319: -- Request for Conditional Use authorization to construct a 12-unit residential building exceeding 40 feet in height and to provide off-street parking which exceeds an amount classified as accessory in an RC-4 (Residential-Commercial Combined. High Density) District and an 80-T Height and Bulk District.

(Proposed for Continuance to May 27, 1999)

SPEAKER(S): None

Continued as Proposed ACTION:

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

3. 98.794D (BAÑALES)

(LI)

125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of April 15, 1999)

(Proposed for Continuance to May 27, 1999)

SPEAKER(S): None

Continued as Proposed ACTION:

Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson AYES:

NAYES: ABSENT: None Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Lloyd Schloegal

Re: 1890 Bryant Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Commission Matters.

 Theoharis - directed staff to create a Planning Commission "Handbook or Procedures Manual" for persons appearing before the Commission, as suggested by Michele Hagan.

D. DIRECTOR'S REPORT

5. Director's Announcements.

- Commended Commission President Theohoris for her suggestion, and noted that any suggestions by the public or otherwise geared toward improving the Planning Department would be appreciated and considered.
- 6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BoS - None

BoA - 560 Haight Street DR (SFPC decision was upheld)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

7. 98.523CV (BILLOVITS) 1880 LOMBARD STREET at Buchanan Street, Lot 12 in Assessor's Block 494: Request for a conditional use authorization to construct a three-story mixed-use building with a single non-residential use on the ground floor in excess of 6,000 square-feet on a parcel larger than 10,000 square-feet in the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Sections 121.1, 121.2 and 303 of the Planning Code. Note: On 3/18/99 following public testimony, the Commission Closed Public Comment. A Motion to Approve failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioner Martin and the newly appointed seventh Commissioner, would review the official transcript and all pertinent information prior to casting their vote. On 4/15/99 a Motion of Intent to Approve with Conditions as Amended carried by a vote of +5 to -2 (Antenore, Martin),

limiting any single commercial tenant to less than 6,000 square feet and lifting the rental only condition. At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion. (Continued from Regular Meeting of April 22, 1999)

SPEAKER(S): Patricia Vaughey, Robert McArthy

ACTION: Approved with Conditions as Amended to reflect: Rite Aid as

one of the potential commercial tenants; restricting the hours of operation from 7:00 A.M. to 11:00 P.M.; no sale of alcoholic beverages; and limiting delivery hours from 9:00 A.M. to 3:00

P.M..

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Motion No.: 14824

8. 98.928D (LINDSAY)

1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 -- Request for Discretionary Review of Building Permit Application

No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into

two units without permits in a RH-3 (House, Three-Family) District.

Note: On 2/25/99, following public testimony, the Commission Closed Public Comment. A Motion of Intent to Take Discretionary Review and deny the project carried by a vote of +7 to -0. At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion. The project sponsor has subsequently filed a revision to Building Permit Application No. 9812079 which the Commission will consider prior to adopting a Final Motion. (Continued from Regular Meeting of April 22, 1999)

SPEAKER(S): George Hoffberg

ACTION: Take DR and disapprove BPA No. 9812079

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

E. REGULAR CALENDAR

 INITIATION OF HEARING FOR INTERIM ZONING CONTROLS (GREEN) <u>INTERIM ZONING OPTIONS FOR INDUSTRIAL LAND.</u> Public hearing on the initiation of the hearing for proposed interim zoning for industrially zoned land and the initiation of intent to adopt interim zoning controls, which would establish Industrial Protection Zones and Mixed-Use Areas.

SPEAKER(S): Dick Millet, Bruce Bonacker, Lloyd Schloegal, Judy West, Ira

Sandler, Fred Snyder, Brad Paul

ACTION: Approved as Amended

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Mills
Resolution No.: 14825

10. 1999.1832 (ROSETTER)

26TH STREET LIVE/WORK MAP AMENDMENT -- Consideration of a proposal to amend the zoning map for the property on the south side of 26th Street between Rhode Island and DeHaro Streets, being Lot 9 in Assessor's Block 4327A, from an RH-1 (One Family Residential) District to an M-1 (Light Industrial) District. This lot is part of an approximate 115,000 square-foot site where 66 live/work loft units are proposed to be built. It is a sliver of property about 15 feet wide at the widest and about 370 feet long between 26th Street and

(LI)

the rest of the site. The rest of the site is zoned M-1.

SPEAKER(S): Cathe Smeland, Steve Vettel, Felicia Dunham, Dick Millet

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Resolution No.: 14827

11a. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of May 6, 1999)

SPEAKER(S): None

ACTION: Continued June 3, 1999

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None Mills ABSENT:

(ALVIN) 11b. 98.266BC

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of May 6, 1999)

SPEAKER(S): None

ACTION: Continued June 3, 1999

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

12. 1999,140C

> 1652 STOCKTON STREET, east side between Union and Filbert Streets; Lot 17 in Assessor's Block 103: -- Request for Conditional Use authorization to modify a previouslyapproved conditional use (Case No. 1992.014C, Motion No. 13289) by adding sidewalk seating in front of the existing full-service restaurant and bar in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S): Monique Cambo

ACTION: Approved with Conditions

AYES: Theoharis, Antenore, Joe, Martin, Richardson

NAYES: Chinchilla ABSENT: Mills Motion No.: 14828

H. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:57 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW MEARING.

Page 6 Meeting Minutes

13. 1999.043D (WASHINGTON)

2331 QUINTARA STREET, south side between 32nd and 33rd Avenues, Lot 047 in Assessor's Block 2185 -- Request for Discretionary Review of Building Permit Application No. 9617365, proposing to construct a two-story rear addition to an existing two-story residence in a RH-1 (Residential House, Single-Family) District.

SPEAKER(S): Sherman Yee, Andrew Wong

ACTION: Take DR, per Staff recommendation

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

14. 1999.142D (WASHINGTON) 57 ARBOR STREET, south side between Conrad and Diamond Streets, Lot 050 in Assessor's Block 6712 -- Request for Discretionary Review of Building Permit Application No. 9825583, proposing the new construction of a single-family residence in a RH-1 (Residential

House, Single-Family) District.

SPEAKER(S): Saety Holtzman, Marjorie Greene, Peter Kessler,

ACTION: No DR

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

15. 1999.232D (BILLOVITS)

<u>707 CLEMENT STREET</u>, south side between Eighth and Ninth Avenues, Lot 38 in Assessor's Block 1440 -- Request for Discretionary Review of Building Permit Application No. 9903527, proposing commercial tenant improvements to locate a Rite Aid drug and variety retail store in an existing building space formerly occupied by a Woolworth's variety retail store in the Inner Clement Street Neighborhood Commercial District.

SPEAKER(S): None

ACTION: None, the Building Permit Application was Withdrawn

Adjournment: 7:04 P.M.

ADDENDUM

NOTICE OF MEETING & CALENDAR OF THE

SAN FRANCISCO PLANNING COMMISSION

REGULAR MEETING

THURSDAY
May 13, 1999
ROOM 250, CITY HALL
1 Dr. Carlton B. Goodlett Place
(Formerly known as Polk Street)
2:00 P.M.

E. REGULAR CALENDAR This item should follow item #9 on the 2:00 p.m. calendar

INTERIM ZONING FOR INDUSTRIAL LAND
ORDER TO SUSPEND PERMITS IN THE INDUSTRIAL PROTECTION ZONES. As per Planing
Code Section 306.7(b) the Commission will consider a resolution for adopting an order to suspend action on applications which had not yet been processed by the Planning Department before April 22, 1999 and propose a use prohibited by the interim Industrial Protections Zones.

SPEAKER(S): Dick Millet, Bruce Bonacker, Lloyd Schloegal, Judy West, Ira

Sandler, Fred Snyder, Brad Paul

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Resolution No.: 14826

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 20, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President

Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,

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Jonas P. Ionin, Commission Secretary

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson,

ABSENT:

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:43 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Amit Ghosh, Eva Liebermann, Stephen Shotland, Paul Rosetter, Delvin Washington, Corey Alvin, Kelley LeBlanc, May Fung, Miriam Chion, Jonas Ionin - Commission Secretary

ITEMS TO BE CONTINUED Α.

1. 1999.054E (MALTZER) 165 8TH STREET, Affordable Housing. Appeal of Preliminary Negative Declaration. At 165 8th Street, northeast corner of 8th and Natoma Streets, proposed construction of up to 55 affordable housing units within a new four and five story, 50 foot tall, 91,000 square foot structure. The proposed project would include about 14,000 square feet of office, retail, vocational training, child care and tenant services space, as well as 47 off-street parking spaces. Vehicular access to the ground level garage would be from Natoma Street. The project would require demolition of an existing three story, 62,000 square foot structure. The project would require a Variance from off street parking and minimum rear yard requirements, as well as Conditional Use authorization for the vocational training use. (Proposed for Continuance to May 27 June 3, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

2. 1999.054CEKV (MILLER)

165 8TH STREET, northeast corner at Natoma Street, with additional frontage on Minna and Julia Streets, Lots 61, 62 and 67 in Assessor's Block 3727 -- Request for authorization of a CONDITIONAL USE for ASSEMBLY AND SOCIAL SERVICES consisting of a vocational skills center and administrative space for Episcopal Community Services, in conjunction with the new construction of up to 50 low-income dwelling units and a childcare facility for up to 40 children (also requiring Vanances of Planning Code standards for off-street parking, rearvard area and dwelling-unit exposure), in an SLR (Service, Light Industrial and Residential) District and a 50-X Height and Bulk District (Lots 61 and 62) and an RED (Residential Enclave) District and a 40-X Height and Bulk District (Lot 67).

(Proposed for Continuance to May 27 June 3, 1999)

SPEAKER(S):

None

ACTION: AYES:

Continued as Proposed

NAYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT:

None None

1999.018D 3.

(SNYDER)

268 CHENERY STREET, northwest side between Whitney and Fairmount Streets, Lot 012 in Assessor's Block 6685 -- Request for Discretionary Review of Building Permit Application No. 9812657, proposing to construct a fourth story with two decks to an existing two-family residence in a RH-2 (House, Two-Family) District.

(Proposed for Continuance to May 27, 1999)

SPEAKER(S):

ACTION:

Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

98.472C (PURVIS)
 140 SOUTH VAN NESS AVENUE, between Mission Street and Duboce Avenue: Lots 33 &

140 SOUTH VAN NESS AVENUE, between Mission Street and Duboce Avenue; Lots 33 & 40 in Assessor's Block 3514: Request for Conditional Use Authorization under Sections 215(a), 271 and 304 to authorize dwellings in a C-M (Heavy Commercial) District, to construct a building that exceeds the bulk limits, and to authorize a Planned Unit Development (PUD), with exceptions from density standards as set forth in Section 215(a), from dwelling unit exposure standards in Section 140, from rear yard requirements in Section 134, and from parking requirements in Section 151. The site has a 105-J Height and Bulk designation.

(Proposed for Continuance to June 17 3, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

97.792T (MONTAÑA)
 <u>SOUTH END ZONING CONTROLS</u> -- Consideration of a resolution to initiate permanent
 zoning controls, called the South End Zoning Controls, to replace the Ballpark Vicinity Special
 Use District interim controls which expire on July 10, 1999 and consideration of a resolution
 to initiate outcome to Discontinuous Parison Description (Propriet Propriet Propr

observation of a resolution to initiate automatic Discretionary Review by the Planning Commission for any permit application within the Ballpark Vicinity Special Use District (BV SUD) that does not comply with the existing BV SUD interim controls.

(Proposed for Continuance to June 17, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

6. 98.369E (GLASNER)

435 PACIFIC AVENUE, Construction of New Office Building. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct one five-story office building at 435 Pacific Avenue, between Sansome and Montgomery Streets (Assessor's Block 175, Lot 28). The proposed office building would be approximately 60 feet in height and contain approximately 36,530 square feet of office space and ground level, off-street parking for 24 vehicles. The project site is located in the Jackson Square Historic District and would require a Certificate of Appropriateness to demolish the existing building and construct a new one. (Continued from Regular Meeting of May 6, 1999)

(Proposed for Continuance to June 24, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

7. 98.172E (NISHIMURA)

1468 25TH STREET, northwest corner of Pennsylvania Avenue; Lot 8 in Assessor's Block
4224, within an M-1 (Light Industrial) District and a 40-X Height and Bulk District. AN

APPEAL OF A PP IMINARY NEGATIVE DECLARATION. The project would be new

construction of two 40-foot tall, four-story buildings containing 29 live/work units and 27 units, for a total of 56 live/work units on a vacant 33,300-square-foot lot. The two buildings would contain a total of 71,000 gross square feet. Fifty-six parking spaces would be provided in ground floor garages and in an on-site surface parking area.

(Proposed for Continuance to June 24, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Michele Hagan

Re: Public Hearing Process, procedures, notices, user guide

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - draft minutes of 5/6/99.

SPEAKER(S): Non

ACTION: Approved as Corrected

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

- Commission Matters.
 - None

D. DIRECTOR'S REPORT

- 10. Director's Announcements.
 - Announced a briefing to ensure clarity of policies for the proposed Industrial Protection Zones discussed at the April 22, 1999 and May 13, 1999 hearings, under Director's Report for May 27, 1999.
 - Announced the Bayview/Hunter's Point PAC meeting.
- 11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Supervisor Bierman introduced Interim Legislation for a moratorium on all

Live/Work projects.

BoA - 633 Hampshire Street, a live/work project that did not come before the Planning Commission (Approval by the Planning Department was upheld).

12. Informational Presentation of the Downtown Wayfinding Signage Project.

SPEAKER(S): Sue Hestor ACTION: None

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

13. 98.190D (BAÑALES)

1050 17TH STREET, north side between Pennsylvania and Mississippi Streets, Lot 002Å in Assessor's Block 3948 -- Request for Discretionary Review of Building Permit Application No. 9711381S, proposing the new construction of 19 live/work units with parking on a vacant lot in a M-2 (MB) (Mission Bay -- Heavy Industrial) District.

Note: Following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR carried by a vote of +5 to -2 (Chinchilla, Richardson) to Deny the Project.

(Continued from Regular Meeting of May 6, 1999)

SPEAKER(S): None

ACTION: Take DR, Adopt Findings

AYES: Theoharis, Mills, Antenore, Joe, Martin

NAYES: Chinchilla, Richardson

ABSENT: None

F. REGULAR CALENDAR

14. 1999.121ET (ROSETTER)
TOBACCO PARAPHERNALIA AMENDMENT -- Consideration of a proposal to amend Part

II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by adding Section 230 to prohibit enterprises that sell tobacco paraphernalia, except in the C-2, C-3-O, C-3-R and NC-3 zoning districts. The term "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. Tobacco Paraphernalia does not include tobacco, cigarettes, cigarette papers, cigars, or any other preparation or tobacco that is permitted by existing law.

SPEAKER(S): Sue Hestor

ACTION: Continued to June 3, 1999. Following public testimony, the

Commission Closed the Public Hearing. At the direction of Commission President Theoharis staff was asked to include a request for funding and improve the legislation by

incorporating better definitions.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

15. 1999.149C (LeBLANC)

635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

SPEAKER(S):

Debra Camarillo, Steven Currier

ACTION:

Continued to June 3, 1999. Following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional

conditions.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:13 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 98.805D

(GORDON ALVIN)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District. (Continued from Regular Meeting of May 6, 1999)

SPEAKER(S):

James Hutchinson, Jim Reuben, Chris Harney, Sue Hestor,

Alice Barkley, Ray Renaldi, David Sternberg

ACTION:

Continued to June 3, 1999. Following public testimony, the Commission Closed the Public Hearing. A Motion to Not Take DR failed to carry by a vote of +2 to -5 (Antenore, Chinchilla, Joe, Martin, Richardson). A Motion of Intent to Take Discretionary Review and deny the project carried by a vote of +5 to -2 (Theoharis, Mills). At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion.

AYES:

Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None Mills

17. 1999.191D

(WASHINGTON)

300 WEST PORTAL AVENUE, northwest side between 14th and 15th Avenues, Lot 002 in Assessor's Block 2483 -- Request for Discretionary Review of Building Permit Application No. 9902636, proposing to establish a new 2,470 square foot Blockbuster Video Store in the West Portal Neighborhood Commercial District.

SPEAKER(S):

Jim Reuben, Larry Dispaine, Christine Linenbach

ACTION:

BPA was Withdrawn

Adjournment: 3:56 P.M.

ADDENDUM

NOTICE OF MEETING & CALENDAR OF THE

SAN FRANCISCO PLANNING COMMISSION

REGULAR MEETING

THURSDAY
May 20, 1999
ROOM 400, CITY HALL
1 Dr. Carlton B. Goodlett Place
(Formerly known as Polk Street)
1:30 P.M.

A. ITEMS TO BE CONTINUED This item should follow item #7 on the 1:30 P.M. calendar

98.599E

(WONG)

2361 LOMBARD STREET
-126-Room Hotel; Appeal of Preliminary Negative Declaration.

Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block
512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X
height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot
restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with
about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square
feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with
ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Proposed for Continuance to June 24, 1999)

SPEAKER(S):

ACTION: Continued as Proposed

None

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, May 27, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

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Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PRESENT:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT:

None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Amit Ghosh, Kelley LeBlanc, Paul Maltzer, Joy Navarrete, Edy Zwierzycki, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.804C

(LI)

545 LEAVENWORTH STREET, west side between Geary and O'Farrell Streets; Lot 2 in Assessor's Block 319: -- Request for Conditional Use authorization to construct a 12-unit residential building exceeding 40 feet in height and to provide off-street parking which exceeds an amount classified as accessory in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-T Height and Bulk District. (Proposed for Continuance to June 10, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

2. 1999.101C

(LIGHT)

2700 SLOAT BOULEVARD, southwest corner of 46th Avenue; Lot 2A in Assessor's Block 2514: -- Request for Conditional Use authorization to modify a previously-approved conditional use authorization and to provide parking that exceeds the amount classified as accessory in an NC-2 (Small Scale Neighborhood Commercial) District and 100-A Height and Bulk District.

(Proposed for Continuance to June 10, 1999)

SPEAKER(S):

Joel Schlechter

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES:

None

ABSENT:

None

3. 98.455F (POSTERNAK) 675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 four-story buildings on the eastern portion of the site, and 72 twostory buildings on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.

(Proposed for Continuance to June 17, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

98 455C 4. (MILLER)

675 TOWNSEND STREET, southeast corner at 8th Street (with additional frontage on Division and King Streets). Lot 7 in Assessor's Block 3799 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to construct up to 148 dwelling units, three live/work units and approximately 35,000 square feet of retail space with approximately 266 off-street parking spaces, requiring modification of the otherwiseapplicable rear-yard and dwelling-unit density provisions of the Planning Code, in an M-2 (Heavy Industrial) District and within 40-X and 50-X Height and Bulk Districts.

(Proposed for Continuance to June 17, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

5. 98.794D (BAÑALES)

125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of April 15, 1999) (Proposed for Continuance to June 17, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

6. 1999.226ET (ROSETTER)

MISSION ALCOHOL REVISION AMENDMENT -- Consideration of a proposal to amend Planning Code Section 781.8 (the Mission Alcoholic Beverage Special Use Subdistrict) to clarify the purpose of the section; define the term "new establishment"; clarify a key word that determines abandonment; prohibit the transfer of establishments and liquor licenses from outside the special use district to a location within the special use district; and establish "good neighbor" operating practices for all liquor establishments (including bonafide restaurants).

(Proposed for Continuance to July 8, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

B. **PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Ray Mattman

Re: Demo permit at 8th Street

Carl Mattman

Re: Demo permit at 8th Street

Alice Barkley

Re: Plans submitted to the Planning Department need to be dated and

dimensioned

Correspondence submitted to the Planning Commission neds to be

done in a timely fashion.

Joe O'Donoghue
Re: Housing
Sue Hestor

Re: Response to Alice Barkley's comments

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of 5/13/99.

SPEAKER(S): None
ACTION: Adopted

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

- Commission Matters.
 - Theoharis Agreed with Ms. Barkley's suggestions for dating and dimensioning plans.
 - Chinchilla Take whatever steps necessary to direct Department Staff to require
 plans be dated and dimensioned. In response to submission of correspondence,
 rules should be enforced and/or possible modification(s) to case document
 requirements should be considered.
 - Mills Schedule an Executive Session for the Director's Review on June 17, 1999.
 - Richardson Agreed with the aforementioned rule changes, noted the inadequacy
 of the public system.

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Transportation presentation from the Action List will be calendared June 24, 1999.
 - Public Art resulting in visible/physical inability to access new policy/possible code amendment initiation to be calendared in July.
 - A Zoning Administrator public notice must be calendared within thirty days of the proposed IPZ's initiation date, therefore, the required notice will appear on the June 24, 1999 calendar.

- 10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None

E. REGULAR CALENDAR

11. 98,459E

(NAVARRETE)

1325 INDIANA STREET AND 1310 MINNESOTA STREET - Appeal of a Preliminary Negative Declaration: At mid-block in Assessor's Block 4228, on Lot 11, the project site is located at 1325 Indiana Street and 1310 Minnesota Street, between 23rd and 25th Streets, within the Potrero Hill neighborhood. The site is currently vacant. The proposed project assumes subdivision of Lot 11 into two lots and construction of two four-story (with mezzanine) buildings with 48 live/work units at 1325 Indiana Street and 30 units at 1310 Minnesota Street. Each building would be approximately 55 feet in height and include 4 stories (including mezzanines). The project site is located in an M-2 zoning district, within a 50-X height/bulk district.

(Continued from Regular Meeting of May 13, 1999)

SPEAKER(S): Sue Hestor, Alice Barkley, Michael Spear, Redman Lyons,

Albert Camarena, Joe O'Donoghue, Lloyd Schleigel

ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: Antenore
ABSENT: None
Motion No.: 14829

12. 98.459D

(BAÑALES)

1325 INDIANA/1310 MINNESOTA STREETS, through lot from Indiana to Minnesota Streets, bounded by 23rd and 25th Streets, Lot 011 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application No. 9816598S, proposing the new construction of two live/work buildings: one with 30 units and one with 48 units -- for a total of 78 units in a M-2 (Heavy Industrial) District.

SPEAKER(S): Alice Barkley, Sue Hestor
ACTION: Continued to June 3, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

13a. 1999.051<u>C</u>V (BEATTY)

<u>817 COLUMBUS AVENUE</u>, west side between Lombard and Greenwich Streets, Lot 3 in Assessor's Block 74-- Request for Conditional Use Authorization to allow an exemption from the residential parking requirement in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S): Lloyd Schlaegel
ACTION: Withdrawn

13b. 1999,051CV (BEATTY)

<u>817 COLUMBUS AVENUE</u>, west side between Lombard and Greenwich Streets; Lot 3 in Assessor's Block 74 in North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. REAR YARD VARIANCE SOUGHT: The proposal is construct two stories over the existing one-story commercial building, for a total building height of 40 feet. Section 134 of the Planning Code requires a minimum rear yard depth of approximately 15 feet for the northwest corner of the subject property, measured from the rear property line. This area

would extend to the rear property line and encroach into the required rear yard. The application for variance will be considered by the Zoning Administrator.

SPEAKER(S): Lloyd Schlaegel

ACTION: Zoning Administrator continued this item to the next

scheduled Variance hearing.

14. 1999.238C (LeBLANC)

399 GROVE STREET, south side between Gough and Franklin Streets; Lot 014 in Assessor's Block 0809 -- Request for Conditional Use authorization to allow a bakery/cafe of approximately 3,450 square feet which is considered a large fast food restaurant by the Planning Code, and to allow a nonresidential use that exceeds 3,000 square feet in the Hayes-Gough Neighborhood Commercial Zoning District.

SPEAKER(S): Elizabeth Falkner, Maria McVarish

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None Motion No.: 14830

15. 1999.171C (ZWIERZYCKI)

<u>260 SAGAMORE STREET</u>, Lot 69 in Assessor's Block 7137, northern side, between Orizaba and Capitol Avenues--Request for Conditional Use authorization to expand the size of a church (First Congregational Christian Church of Samoa), an existing permitted conditional use in an RH-1 (Residential, House, One-Family) District. This proposal is also subject to a rearyard variance Case No. 99.171V.

SPEAKER(S): Faaofia Mtt Malepeai Sr.
ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None Motion No.: 14831

H. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:05 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 1999.018D (SNYDER)

268 CHENERY STREET, northwest side between Whitney and Fairmount Streets, Lot 012 in Assessor's Block 6685 -- Request for Discretionary Review of Building Permit Application No. 9812657, proposing to construct a fourth story with two decks to an existing two-family residence in a RH-2 (House, Two-Family) District.

SPEAKER(S): Kay Lamming, Nick Thomas, Susan Sampson, Susan

Shneider, Janet Elliot, Joseph Kahn, Jessica Bier, Zahed

Zadar, Mark Macy, Jim Zack, Joe Lynch, Zaznine Carabaya

ACTION: Take DR

AYES: Theoharis, Antenore, Joe, Martin NAYES: Mills, Chinchilla, Richardson

ABSENT: None

Adjournment: 3:57 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, June 3, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Amit Ghosh, Kelley LeBlanc, Paul Maltzer, Roger Herrera, Corey Alvin, Michael Li, Jonathan Purvis, Susana Montana, Jim Miller, Larry Badiner, Julian Banales, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.833E (KUGLER)

116-124 MAIDEN LANE, on the north side of Maiden Lane between Stockton and Grant Avenues; Assessor's Block 309, Lot 16. Public Hearing for comments on a Draft Environmental Impact Report for the proposed demolition of an existing Category IV - Contributory Building in the Kearny-Market-Mason-Sutter Conservation District. The existing structure is a partially occupied, four-story tall, retail/office building of unreinforced masonry (UMB). New construction of a two-story, 40-foot-tall retail building in the Downtown Retail (C-3-R) District that would cover the entire lot (as does the current building) is proposed. (Proposed for Continuance to June 10, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES:

Antenore, Joe

ABSENT:

None

2. 98.805D

(ALVIN)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR and Deny the Project carried by a vote of +5 to -2 (Theoharis, Mills). At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion.

(Continued from Regular Meeting of May 20, 1999) (Proposed for Continuance to June 10, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES:

Antenore, Joe

ABSENT:

None

3. 98.905E

(NAVARRETE)

360 6TH STREET - Appeal of a Preliminary Negative Declaration: Assessor's Block 3754 Lot 8. The proposal is to demolish one existing building on the site and construct one building containing 19 live/work units and 19 off-street parking spaces within a 3-story structure (including mezzanines) approximately 50 feet in height. The project site is located in an Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk district.

(Continued from Regular Meeting of May 6, 1999) (Proposed for Continuance to June 10, 1999) SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES: Antenore, Joe

ABSENT: None

98.922C 4

(PEPPER)

7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including the addition of a new convenience store. in an RM-1 (Residential, Mixed, Low Density) District.

(Proposed for Continuance to June 17, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson NAYES: Antenore, Joe

ABSENT: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Ray Mattman

> Re: Demo permit for 590-598 6th Street

Pat Buscovich

Re: Demo permit for 590-598 6th Street

Alice Barkley

Re: Hazardous material remediation

Dan Green

Re: 165 8th Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of 5/20/99.

SPEAKER(S):

None

ACTION: AYES:

Adopted

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES:

None

ABSENT:

None

- 6. Commission Matters.
 - None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - 590-598 6th Street, Demo permit response to why it is held up in the Planning Department.
 - Proposed scheduling the Discretionary Review for the the aforementioned demo permit for June 17, 1999.
- Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA Theater sign denial (Overuled)
- Review of proposed Industrial Protection Zones (IPZ's).

SPEAKER(S):

None

ACTION:

None

E. REGULAR CALENDAR

10. 1999.178ET

(GREEN)

JOBS-HOUSING LINKAGE PROGRAM: Consideration of a proposal to amend Planning Code Sections 313.3 through 313.14 and to add Section 313.15: to rename the "OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM" as the "JOBS-HOUSING LINKAGE PROGRAM" to apply the program to all new and expanded hotel space of at least 25,000 square feet, to all new and expanded entertainment space of at least 50,000 square feet, and to all new and expanded retail space of at least 100,000 square feet, and by amending Section 314.1 to redefine "Hotel."

(Continued from Regular Meeting of May 6, 1999)

SPEAKER(S):

John Elberling

ACTION:

Approved as Amended

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: None
Resolution No.: 14832

11. 1999.149C

(LeBLANC)

635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

SPEAKER(S):

None

ACTION:

Continued to July 22, 1999

AYES:

Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES:

Antenore, Joe

ABSENT:

None

12. 1999.121E<u>T</u> (ROSETTER)

TOBACCO PARAPHERNALIA AMENDMENT -- Consideration of a proposal to amend Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by adding Section 230 to prohibit enterprises that sell tobacco paraphernalia, except in the C-2, C-3-O, C-3-R and NC-3 zoning districts. The term "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. Tobacco Paraphernalia does not include tobacco, cigarettes, cigarette papers, cigars, or any other preparation or tobacco that is permitted by existing law.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Theoharis staff was asked to include a request for funding and improve the legislation by incorporating better

definitions.

SPEAKER(S):

None

ACTION: Continued to July 8, 1999

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES: Antenore, Joe

ABSENT: None

13a. 1999.119ETT<u>Z</u>

(ROSETTER)

HAIGHT STREET ALCOHOLIC BEVERAGE AMENDMENT -- Consideration of a proposal to amend the zoning map for the Haight Street Neighborhood Commercial District, to create the Haight Street Alcohol Special Use District, the boundaries of which would correspond with the boundaries of the Haight Street Neighborhood Commercial District.

SPEAKER(S): June Guttfleisch, James Beck, Karen Crommie

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None
ABSENT: Martin
Motion No.: 14833

13b. 1999.119E<u>T</u>TZ (ROSETTER)

ALCOHOL SPECIAL USE DISTRICTS AMENDMENT --Consideration of an ordinance amending Planning Code Sections 186.1, 719.40, 719.41, 719.42, 719.43, 719.44, and 710.40 and adding new Sections 186.3 and 245 to create the concept of Alcohol Special Use Districts (ASUDs) which would control establishments selling alcoholic beverages, make liquor establishments subject to "good neighbor" operating practices, and make NC-1 Districts within 1/4 mile of an ASUD subject to that ASUD's restrictions.

SPEAKER(S): June Guttfleisch, James Beck, Karen Crommie

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin Motion No.: 14834

13c. 1999.119ETTZ (ROSETTER)

HAIGHT STREET ALCOHOL SPECIAL USE DISTRICT --Consideration of an ordinance amending the Planning Code to specifically create the Haight Alcohol Special Use District as Section 245.1, which would prohibit all new establishments selling alcoholic beverages and adding language to the end of the Haight Street Neighborhood Commercial District (NCD) use chart announcing this Special Use District as a special provision for the Haight

NCD.

SPEAKER(S):

ACTION: Postponed indefinitely

None

14. 1999.054E (MALTZER)

165 8TH STREET, Affordable Housing. Appeal of Preliminary Negative Declaration. At 165 8th Street, northeast corner of 8th and Natoma Streets, proposed construction of up to 55 affordable housing units within a new four and five story, 50 foot tall, 91,000 square foot structure. The proposed project would include about 14,000 square feet of office, retail, vocational training, child care and tenant services space, as well as 47 off-street parking spaces. Vehicular access to the ground level garage would be from Natoma Street. The project would require demolition of an existing three story, 62,000 square foot structure. The project would require a Variance from off street parking and minimum rear yard requirements, as well as Conditional Use authorization for the vocational training use. (Continued from Regular Meeting of May 20, 1999)

SPEAKER(S): Dennis Flynn, Matt Buzzell, Steve Ryan, Mari Zatman, Harriett

Grant, Mickey Lonchard, Robin Mohr, James Bartley

ACTION: Upheld the Negative Declaration

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin Motion No.: 14835

15a. 1999.054<u>C</u>KV (MILLER)

165 8TH STREET, northeast corner at Natoma Street, with additional frontage on Minna and Julia Streets, Lots 61, 62 and 67 in Assessor's Block 3727 -- Request for authorization of a CONDITIONAL USE for ASSEMBLY AND SOCIAL SERVICES consisting of a vocational skills center and administrative space for Episcopal Community Services, in conjunction with the new construction of up to 50 low-income dwelling units and a childcare facility for up to 40 children (also requiring Variances of Planning Code standards for off-street parking, rearyard area and dwelling-unit exposure), in an SLR (Service, Light Industrial and Residential) District and a 50-X Height and Bulk District (Lots 61 and 62) and an RED (Residential Enclave) District and a 40-X Height and Bulk District (Lot 67). (Continued from Regular Meeting of May 20, 1999)

SPEAKER(S): Marsha Rosen, Barbara Solomon, Bob Herman, Robin Mohr,

Lisa Hamburger, Daniel Benjamin, Conce Jaques, June Croucher, Chris Mohr, Aimando Pena, Steve Ryan, Harriett Grant, Kimiko Burton, Brian Farnsworth, Jeannette Johnson, Dan Greening, Lori Taylor, Charles Miller, Gary Knoblock,

Laurie Dick, Stephen Rosenblueth, Barbara Gualco

ACTION: Approved as Amended

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None
ABSENT: Martin
Motion No.: 14836

15b. 1999.054CKV (MILLER)

165 8TH STREET, northeast corner at Natoma Street, with additional frontage on Minna and Julia Streets, Lots 61, 62 and 67 in Assessor's Block 3727 -- Off-street parking, rear yard and dwelling unit exposure variances sought in conjunction with the new construction of up to 50 low-income dwelling units, a childcare facility for 40 children, a vocational skills center, and administrative space for Episcopal Community Services, in an SLR (Service, Light Industrial and Residential) District and a 50-X Height and Bulk District (Lots 61 and 62) and an RED (Residential Enclave) District and a 40-X Height and Bulk District (Lot 67).

(ALVIN)

(Continued from Regular Meeting of May 20, 1999)
The application for variance will be considered by the Zoning Administrator.

SPEAKER(S): Marsha Rosen, Barbara Solomon, Bob Herman, Robin Mohr,

Lisa Hamburger, Daniel Benjamin, Conce Jaques, June Croucher, Chris Mohr, Aimando Pena, Steve Ryan, Harriett Grant, Kimiko Burton, Brian Farnsworth, Jeannette Johnson, Dan Greening, Lori Taylor, Charles Miller, Gary Knoblock,

Laurie Dick, Stephen Rosenblueth, Barbara Gualco

ACTION: Acting Zoning Administrator Closed the Public Hearing

16a. 98.266BC

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of March 13, 1999)

SPEAKER(S): None

ACTION: Continued to June 17, 1999

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES: Antenore, Joe

ABSENT: None

16b. 98.266B<u>C</u> (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of March 13, 1999)

SPEAKER(S): None

ACTION: Continued to June 17, 1999

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES: Antenore, Joe

ABSENT: None

17. 98.472EC (PURVIS)

140 SOUTH VAN NESS AVENUE, between Mission Street and Duboce Avenue; Lots 33 & 40 in Assessor's Block 3514: Request for Conditional Use Approval under Planning Code Sections 215(a), 271 and 304 to: (1) authorize dwellings in a C-M (Heavy Commercial) District, (2) construct a building that exceeds the bulk limits, and (3) develop as a PUD (Planned Unit Development), with exceptions from density standards as set forth in Section 215(a), from dwelling unit exposure requirements in Section 140, from rear yard requirements in Section 134, and from parking requirements in Section 151.

SPEAKER(S): Charles Spritzer, Jeff Zimmerman, Mathew Dodt, Abdela

Megahed, Ronald Johnson, Charles Goodman, Jose Quintero, Judy West, Jay Stewart, Martha Unidentifiable Last Name, Sue

Hestor, Jake McGoldrick, Unidentifiable Speaker

ACTION: Approved as Amended

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None

ABSENT: Motion No.: Martin 14837

18. 1999.070C

(LI)

2139 POLK STREET, west side between Vallejo Street and Broadway; Lot 3 in Assessor's Block 571: -- Request for Conditional Use authorization to relocate an existing nonconforming use (a large fast-food restaurant) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The Bagelry, currently located at 2134 Polk Street, is proposing to relocate to 2139 Polk Street.

SPEAKER(S):

Randy Righton, Claire McGhee, Walt Mortenson

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None Martin

ABSENT: Motion No.:

14838

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:20 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

19. 98.459D

(BAÑALES)

1325 INDIANA/1310 MINNESOTA STREETS, through lot from Indiana to Minnesota Streets, bounded by 23rd and 25th Streets, Lot 011 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application No. 9816598S, proposing the new construction of two live/work buildings: one with 30 units and one with 48 units -- for a total of 78 units in a M-2 (Heavy Industrial) District. (Continued from Regular Meeting of March 27, 1999)

SPEAKER(S):

Sue Hestor, Paul Zingaro, Martha Bridegam, Jerry Peterson, Christopher Irion, Janet Carpinelli, Sandra Peterson, John de Castro, Ellen Kernagnan, Sarah Ames, Jack Davis, Jake McGoldrick, Chris Mohr, Judy West, Alice Barkley, Bill McPherson, Randy Boardman, Sherman Little, Angus McCarthy, Bill Drypolcher, Cynthia Kofy, David Riker, Kristoff Borkowski, Laurie Maak, Max Drucker, John Egelston, Mack Burton, George Lapaz, Kevin Dugan, Raymond Young, Charles Breilinger, Joe O'Donoghue, Alexis Nickas, Mariam Staunton, Redmond Lyons, Henry Alexander, Bernard Thomas, Rudy Catalan, Steve Vettel

ACTION:

No DR

AYES:

Theoharis, Mills, Chinchilla, Richardson

NAYES:

Antenore, Joe

ABSENT:

Martin

20. 98.809D

(KEYLON)

2161 SUTTER STREET, south side between Steiner and Pierce Streets, Lot 005 in Assessor's Block 0682 -- Request for Discretionary Review of Building Permit Application No. 9903762, for a previously approved residential care facility in a NC-2 (Small-Scale Neighborhood Commercial) District.

SPEAKER(S):

Chris Goumas, Paul Harrel

ACTION:

No DR

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None Martin

Adjournment: 8:42 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, June 10, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Marti

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

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PRESENT:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT:

Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:31 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Mary Gallagher, Hillary Gitelman, Joan Kugler, Susana Montana, Paul Rosetter, Joy Navarrete, Paul Maltzer, Pedro Arce, Julian Banales, Kelley LeBlanc, Jonas Ionin - Commission Secretary

Α. ITEMS TO BE CONTINUED

1. 98.891E

(AHMADI)

2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 -Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.

(Proposed for Continuance to June 24, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: ABSENT: None Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

None

COMMISSIONERS' QUESTIONS AND MATTERS C.

Consideration of Adoption - draft minutes of 5/27/99. 2.

SPEAKER(S):

None

ACTION:

Adopted as Corrected

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None

ABSENT:

Martin

- 3 Commission Matters
 - None

n DIRECTOR'S REPORT

- Director's Announcements.
 - Welcomed Zoning Administrator Bob Passmore back from vacation.
- 5. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

6. 98.805D (ALVIN)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- Request for Discretionary Review of Building Permit Application No. 9817702, proposing the new construction of six live/work units over garage (four stories with two mezzanine levels) in a M-1 (Light Industrial) District.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion of Intent to Take DR and Deny the Project carried by a vote of +5 to -2 (Theoharis, Mills). At the direction of Commission President Theoharis, staff was asked to prepare findings prior to the Commission adopting a Final Motion.

The Project Sponsor has subsequently submitted a request for reconsideration. (Continued from Regular Meeting of June 3, 1999)

SPEAKER(S):

ACTION:

Reopened the Public Hearing. A new hearing date would be announced through proper advertisement, posting, and

notification.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: ABSENT:

Joe Martin

F. REGULAR CALENDAR

7. 1999,215ET (ROSETTER)

FAIR HOUSING AMENDMENT - - Consideration of a proposal to amend the Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by amending Sections 303 and 305 to require that, in considering applications involving dwellings in which "protected class members" are likely to reside, the Planning Commission in considering conditional uses or the Zoning Administrator or Board of Appeals, on appeal, in considering variances shall comply with Chapter 87 of the San Francisco Administrative Code which requires, among other things, that these bodies not base any decision regarding such dwellings on information which may be discriminatory to a protected class. A protected class is a group that could potentially be discriminated against on the basis of a number of factors as specified in State and federal anti-discrimination law. These factors include but are not limited to race, religion, color, ancestry, ethnicity, age, sex, sexual orientation, gender identity, disability, source of income, place of birth, familial status or whether in a low, moderate or middle income category.

SPEAKER(S):

Marcia Rosen

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None Martin

ABSENT: Resolution No.:

8. 98.833E 14839

(KUGLER)

116-124 MAIDEN LANE, on the north side of Maiden Lane between Stockton and Grant Avenues; Assessor's Block 309, Lot 16. Public Hearing for comments on a Draft Environmental Impact Report for the proposed demolition of an existing Category IV -Contributory Building in the Kearny-Market-Mason-Sutter Conservation District. The existing structure is a partially occupied, four-story tall, retail/office building of unreinforced masonry (UMB). New construction of a two-story, 40-foot-tall retail building in the Downtown Retail (C-3-R) District that would cover the entire lot (as does the current building) is proposed. (Continued from Regular Meeting of June 3, 1999)

SPEAKER(S):

None

ACTION:

Public Comment Period Closed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None Martin

9. 98.813E

(KUGLER)

125-129 GEARY STREET, NEIMAN MARCUS EXPANSION PROJECT, west side of Geary Street between Stockton and Grant (Assessors Block 313, Lot 16) and 150 Stockton Street at Geary Assessors Block 313, Lots 14 & 15 (existing Neiman Marcus store). Public Hearing for comments on Draft Environmental Impact Report on the proposed demolition of an existing four-story Category IV-Contributory Building (Kearny-Market-Mason-Sutter Conservation District), unreinforced masonry building (UMB) at 125-129 Geary Street and construction of a new six-story horizontal extension of the existing five-story Neiman Marcus store building on the site. In addition to the construction of the new extension building, the project would also add a partial sixth story to the existing Neiman Marcus building and would include a small infill expansion of the existing fifth floor. The project would also mute the existing "checkerboard" or "harlequin" exterior finish of the existing store through sandblasting of the granite facade and replace the existing window treatments at the main store entrance. The existing pedestrian entrance on Geary Street would be moved eastward to the front of the new extension building while the loading docks would also be moved to the new extension structure at the rear accessed from Security Pacific Place.

SPEAKER(S):

Thomas Lehnen, David Robinson, Richard Diedrich

ACTION:

Public Comment Period Closed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None

Martin

10.

(LI)

545 LEAVENWORTH STREET, west side between Geary and O'Farrell Streets; Lot 2 in Assessor's Block 319: -- Request for Conditional Use authorization to construct a 12-unit residential building exceeding 40 feet in height and to provide off-street parking which exceeds an amount classified as accessory in an RC-4 (Residential-Commercial Combined, High Density) District and an 80-T Height and Bulk District. (Continued from Regular Meeting of May 27, 1999)

Bruce Baumann, Garrett Jenkins

SPEAKER(S): ACTION:

Approved with Conditions as Amended

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None

ABSENT:

Martin

Motion No.:

14840

11. 1999 262C

1626-1630 POWELL STREET, east side between Union and Green Streets; Lot 15 in Assessor's Block 117: -- Request for Conditional Use authorization to add live entertainment (non-amplified acoustic music) to an existing full-service restaurant in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S): None

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin Motion No.: 14841

12. 1999.101C (LIGHT)

2700 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514; -- Request for Conditional Use authorization to modify a previously approved Conditional Use authorization, and to exceed the required parking by more than 50% in an NC-2 (Neighborhood Commercial, Small Scale) District and a 100-A Height and Bulk District.

(Continued from Regular Meeting of May 27, 1999)

SPEAKER(S): Jim Reuben

ACTION: Continued to July 15, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: ABSENT: Joe. Martin

13. 98.076E (NAVARRETE)

1000 PENNSYLVANIA AVENUE - Appeal of a Preliminary Negative Declaration: Lot 42 of Assessor's Block 4224. The site is approximately 7,500 square feet. The proposal is to demolish three existing buildings on the site and construct one building containing 16 live/work units and 16 off-street parking spaces within a 4-story structure (including mezzanines) approximately 40 feet in height. The project site is located in an M-1 zoning district, within a 40-X height/bulk district.

(Continued from Regular Meeting of May 27, 1999)

Sue Hestor, Paul Ash, Unidentifiable Speaker SPEAKER(S):

ACTION: Upheld as Amended

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Antenore, Joe

ABSENT: Martin Motion No.: 14842

98.076D (MARTIN) 14. 1000 PENNSYLVANIA AVENUE, west side between 23rd and 25th Streets, Lot 042 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application No.

9825933S, proposing to demolish three vacant structures and construct 16 live/work units in a M-1 (Light Industrial) District.

Paul Ash, David Goodman, Henry Randolph, Sue Hestor, Robin SPEAKER(S): Hu, Gordon Cole, Larisa Feoktistova, Pascal Peterson, Linzie

Coleman, Ray Bacerdo, Terence Leung, Robin Mohr, Coreth Reid, Terry Young, Lloyd Schloegel, Paul Forrest, Jim Reuben, Michael Leavitt, David Walsh, Deran Buckley, Stephen Ryan, Mac Burton, John Stromwall, Al Cisneros, Joe O'Donoghue, Brendan Quinlan, Daniel Lyon, Mal Rogers, Elena Myers, Dick

Millet, Randall Allison, Redmond Lyons

ACTION:

Continued to June 17, 1999. On June 10, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion to Not Take DR and approve the project with language added to the disclosure statement failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioners Chinchilla and Martin would review the official transcript and all pertinent materials prior to casting their vote.

AYES:

Theoharis, Mills, Richardson

NAYES: ABSENT: Antenore, Joe Chinchilla, Martin

15. 98 905F (NAVARRETE)

360 6TH STREET - Appeal of a Preliminary Negative Declaration: Assessor's Block 3754 Lot 8. The proposal is to demolish one existing building on the site and construct one building containing 19 live/work units and 19 off-street parking spaces within a 3-story structure (including mezzanines) approximately 50 feet in height. The project site is located in an Service/Light Industrial/Residential (SLR) Mixed Use District, within a 50-X height/bulk

(Continued from Regular Meeting of June 3, 1999)

SPEAKER(S):

None

ACTION:

Withdrawn

G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:47 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 98.905D (BAÑALES)

360 - 6TH STREET, through lot to Harriet Street between Folsom and Harrison Streets. Lot 008 in Assessor's Block 3754 -- Request for Discretionary Review of Building Permit Application No. 9902578, proposing to demolish a commercial/industrial building and construct 19 live/work units in a SLR (Service/Light Industrial/residential Mixed Use) District.

SPEAKER(S):

Lloyd Schloegel, John Chiatello, James Shalala, Andrew

Junius, Sue Hestor, Jeff Handworker

ACTION:

No DR

AYES: Theoharis, Mills, Antenore, Joe, Richardson NAYES:

ABSENT: Chinchilla, Martin

17. 1999.326D (KEYLON)

222 EL CAMINO DEL MAR, north side between 25th and 26th Avenues, Lot 006 in Assessor's Block 1304 -- Request for Discretionary Review of Building Permit Application Nos. 9816264 and 9816265, proposing to demolish the existing two-story, single-family dwelling and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S):

Leslie Jeschke, Jim Reuben, Lewis Butler, Althea Howe

ACTION:

Theoharis, Mills, Antenore, Joe, Richardson AYES:

NAYES:

None

ABSENT:

Chinchilla, Martin

Adjournment: 5:32 P.M.

SAN FRANCISCO PLANNING COMMISSION

99 ual

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, June 17, 1999

1:30 PM

Special Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President

Beverly Mills, Vice President

SAN FRANCISCO
PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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PRESENT: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

ABSENT: Antenore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:38 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Susana Montana, Paul Maltzer, Lisa Posternak, Larry McDonald, Jim Miller, Sharon Young, Jonas Ionin - Commission Secretary

A PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

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(2) requesting staff to report back on a matter at a subsequent meeting; or

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SPEAKER(S): Patricia Vaughey

Re: Planning Department Performance

Dick Millet

Re: Live/Work equity

Raymond Yu

Re: 1468 25th Street Appeal of the Preliminary Neg Dec request for

continuance.

Dan Green

Re: 165 8th Street

B. EXECUTIVE SESSION

 PUBLIC EMPLOYEE PERFORMANCE EVALUATION: Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Gerald Green, Director of Planning.

C. OPEN SESSION

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information; or
- b) Disclose information which a majority seems to be in the public interest.

SPEAKER(S): Non

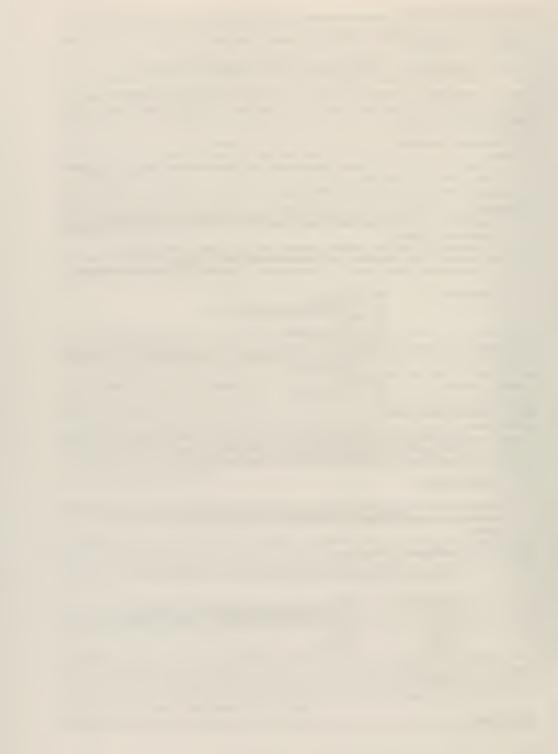
ACTION: Adopted a Motion to Disclose No Information

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None

ABSENT: Antenore

Adjournment: 2:47 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, June 17, 1999

2:00 PM

Regular Meeting

DOCUMENTS DEPT.

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Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

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PRESENT:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

ABSENT: Antenore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 2:48 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Susana Montana, Paul Maltzer, Lisa Posternak, Larry McDonald, Jim Miller, Sharon Young, Mary Gallagher, Susan Snyder, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.922C

(PEPPER)

7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including the addition of a new convenience store, in an RM-1 (Residential, Mixed, Low Density) District. (Continued from Regular Meeting of June 3, 1999)

(Proposed for Continuance to July 15 22, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT:

None Antenore

2. 98.794D

(BAÑALES)

125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of May 27, 1999) (Proposed for Continuance to July 15, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Chris Mohr

Re: Food Bank Support

Walter Johnson

Re: Food Bank Support

Debra Walker

Re: Food Bank Support

Joe O'Donoghue Re: Live/Work

Dick Millet

Re: Request for Live/Work neighborhood presentation from the

Planning Department

Sue Hestor

Re: Project notification

Kathy Aillano

Re: Food Bank Support Isis (Unidentifiable last name)

Re: Opposed to live/work in the Mission District

Alice Barkley
Re: DR packets
Alexis Gonzales

Re: Food Bank Support

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of Adoption - draft minutes of 6/3/99.

SPEAKER(S): None

ACTION: Adopted as Corrected

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

Commission Matters.

 Mills - Action list changes: remove the request for Public Art amendment initiation; and change the request for Transportation Mitigation Measures presentation to a request for a Transportation Mitigation Measures Report.

Theoharis - Discretionary Review policies/fees.

D. DIRECTOR'S REPORT

- 5. Director's Announcements.
 - Budget update.
- 6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Court ruling on Owner Move-In Conditional Use Authorization requirement interim controls - no enforcement. Fees will be refunded, but costs the Department has expended will be lost.
 - BoA 148-156 Lower Terrace (Upheld)

E. REGULAR CALENDAR

 97.792ETZ (MONTAÑA) <u>SOUTH END ZONING CONTROLS</u>. Consideration of a resolution to initiate permanent zoning controls to replace the Ballpark Vicinity Special Use District interim controls which 8.

expire on July 10, 1999; and Consideration of a resolution to initiate automatic Discretionary Review by the Planning Commission for any permit or project application within the Ballpark Vicinity Special Use District (BV SUD), excluding parcels within the M-1/Rincon Hill Special Use District, that do not comply with the most restrictive standard of both existing, underlying permanent controls and the proposed South End permanent controls.

SPEAKER(S): June Guttfleisch, James Haas, Louise Bird, Christine Koncal.

Elizabeth McNeil, Jeffrey Leibovitz, Steve Vettel, Babet Drefky,

Dick Millet

ACTION(S): Permanent Controls: Approved

DR Policy: Approved

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore Resolution No's: 14843 and 14844

98.455E (POSTERNAK) 675 TOWNSEND STREET; CONSTRUCTION OF 35,000 SQUARE FEET OF RETAIL SPACE, 148 DWELLING UNITS, AND THREE LIVE/WORK UNITS: Lot 7 of Assessor's Block 3799A, southeastern corner of Eighth and Townsend Streets. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct a mixed-use development of retail space, dwelling units, and live/work units on the site. A concrete podium about 18 feet above grade would be constructed. The following project components would be constructed within the podium: about 35,000 square feet of grocery, two levels of above-grade parking in a garage, and three live/work units. Residential development consisting of 148 dwelling units would be constructed above the podium. The 148 dwelling units would consist of 76 two-story dwelling units in two-levels on the eastern portion of the site, and 72 two-story dwelling units on the western portion of the site. The first level of the garage would contain 118 retail parking spaces, and the second level of the garage would contain 148 residential parking spaces.

Note: On January 21, 1999, following public testimony, the Commission Closed the Public Hearing. After a Motion to Disapprove the Negative Declaration failed to carry by a vote of +2 (Antenore, Chinchilla) to -3 (Theoharis, Mills, Hills) and a Motion to Uphold the Negative Declaration failed to carry by a vote of +3 (Theoharis, Mills, Hills) to -2 (Antenore, Chinchilla), Commission President Theoharis directed that absent Commissioners Joe and Martin would review the official transcript and all pertinent materials prior to casting their vote. Newly appointed Commissioner Richardson would also review the official transcript and all pertinent materials prior to casting her vote.

(Continued from Regular Meeting of May 27, 1999)

SPEAKER(S):

ACTION: Upheld the Preliminary Negative Declaration

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: **Antenore** Motion No.: 14845

9. 98.455C (MILLER) 675 TOWNSEND STREET, southeast corner at 8th Street (with additional frontage on Division and King Streets), Lot 7 in Assessor's Block 3799 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to construct up to 148 dwelling

units, three live/work units and approximately 35,000 square feet of retail space with approximately 266 off-street parking spaces, requiring modification of the otherwiseapplicable rear-yard and dwelling-unit density provisions of the Planning Code, in an M-2 (Heavy Industrial) District and within 40-X and 50-X Height and Bulk Districts.

(Continued from Regular Meeting of May 27, 1999)

SPEAKER(S): Jim Reuben, Lu Blazej, Steve Vettel, Chris Mohr, Lloyd

Schloegel, Jeffrey Liebovitz, Dick Millet, Bill Poland,

Charmaine Curtis, Maxime Newman

ACTION: Approved as Amended

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Antenore
Motion No.: 14846

10a. 98.266<u>B</u>C (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of June 3, 1999)

Continued from Regular Meeting of June 3, 13

SPEAKER(S): None

ACTION: Continued to July 15, 1999

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

10b. 98.266B<u>C</u> (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of June 3. 1999)

SPEAKER(S): None

ACTION: Continued to July 15, 1999

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

11. 1999.135C (YOUNG)

855 VALENCIA STREET, east side between 19th and 20th Streets; Lot 91 in Assessor's Block 3596: Request for Conditional Use Authorization under Section 726.62 of the Planning Code, to establish an animal clinic within a 50-X Height and Bulk District, and the Valencia Street Neighborhood Commercial District.

SPEAKER(S): Suzanne Brown, Lona Jupiter

ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Antenore
Motion No.: 14847

12. 1999.288C (LeBLANC) 3136 BRODERICK STREET, east side between Chestnut and Lombard Streets; Lot 007 in Assessor's Block 0935 -- Request for Conditional Use authorization to allow owner-

occupation of one unit in a three-unit building per Board of Supervisors Resolution No. 164-

99. The unit is currently occupied by two tenants.

SPEAKER(S): None

ACTION: Taken Off Calendar

13. 1999.228C (ZWIERZYCKI)

456-B CASTRO STREET, Lot 8 in Assessor's Block 2647, western side between 18th and Market Streets--Request for Conditional Use authorization to legally establish customer use of a rear patio of an existing bar in the Castro Street Neighborhood-Commercial District.

SPEAKER(S): Dennis McMillan, Morgan Morano, Lion Barnett, Tim Heeney,

Carla Power, Dennis McMillan, Oran McEwen, Stafford Hemmer, Terry Frank, Sandrine Chetail, Robert Ortega, Paul

Grosvenor, Jeffrey Leibovitz

ACTION: Denied

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Antenore
Motion No.: 14848

14. 1999.263C (BEATTY)

<u>20-26 BELLAIR PLACE</u>, east side between Pfeiffer and Francisco Streets, Lot 28 in Assessor's Block 54-- Request for Conditional Use Authorization to convert one residential rental unit to owner occupancy in a four-unit building pursuant to recently enacted legislation approved by the Board of Supervisors, Resolution No. 164-99.

SPEAKER(S): None

ACTION: Taken Off Calendar

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:37 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

15. 98.076D (MARTIN)

1000 PENNSYLVANIA AVENUE, west side between 23rd and 25th Streets, Lot 042 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application No. 9825933S, proposing to demolish three vacant structures and construct 16 live/work units in a M-1 (Light Industrial) District.

Note: On June 10, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion to Not Take DR and approve the project with language added to the disclosure statement failed to carry by a vote of +3 to -2 (Antenore, Joe). At the direction of Commission President Theoharis, absent Commissioners Chinchilla and Martin would review the official transcript and all pertinent materials prior to casting their vote.

(Continued from Regular Meeting of June 10, 1999)

SPEAKER(S): None

ACTION: Take DR and approve the Project requiring a Special

Disclosure Statement

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Joe, Martin
ABSENT: Antenore

16. 1999.378D (MILLER)

712 BRANNAN STREET, northwest corner at 6th Street with additional frontage on Harriet

Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823665, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.

SPEAKER(S): Alice Barkley, Carl Mattman, Robert Wolf, Sue Hestor

ACTION: Continued to June 24, 1999. Following public testimony, the

Commission Closed the Public Hearing. Commission President Theoharis directed staff to provide the Commission with the Final Negative Declaration to better understand the

proposed project.

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

17. 1999.379D (MILLER)

598 6TH STREET, northwest corner at Brannan Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823666, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.

SPEAKER(S): Alice Barkley, Carl Mattman, Robert Wolf, Sue Hestor

ACTION: Continued to June 24, 1999. Following public testimony, the

Commission Closed the Public Hearing. Commission President Theoharis directed staff to provide the Commission with the Final Negative Declaration to better understand the

proposed project.

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

18. 1999.248D (SNYDER)

123 MOLIMO DRIVE, south side between Dorcas Way and Gatun Alley, Lot 016 in Assessor's Block 3001B -- Request for Discretionary Review of Building Permit Application No. 9826426, proposing to construct a one-story addition with roof deck to the rear of a one-story-over-garage house in a RH-1 (House, One-Family) District.

SPEAKER(S): Hans Kildorf, David Bakerkhom, Dave Thompson, Allen Drum,

Dan Liberthson

ACTION: Take DR and approve the Project pending a geotechnical

review by the Department of Building Inspection

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

19. 1999.235D (KEYLON)

3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S):

None

ACTION: Continued to July 8, 1999

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None

ABSENT:

Antenore

Adjournment: 6:39 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, June 24, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility holline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.

PRESENT:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson,

ABSENT:

Antenore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:39 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Amit Ghosh, Catherine Bauman, Paul Maltzer, Alice Glasner, Hillary Gitelman, Jonas Ionin -**Commission Secretary**

ITEMS TO BE CONTINUED Α.

1. 1999.256D (SNYDER) 919 SANCHEZ STREET, east side between 22nd and 23rd Streets, Lot 039 in Assessor's

Block 3627 -- Request for Discretionary Review of Building Permit Application No. 9900440, proposing to add a partial second story to a one-story-over-basement dwelling in a RH-2 (House, Two-Family) District.

(Proposed for Continuance to July 22, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT:

Antenore

2. 98.559E (MALTZER)

1 ARKANSAS STREET. Assessor's Block 3952, Lot 1C. Appeal of Preliminary Negative Declaration. Proposed conversion of a manufacturing facility to personal services/offics or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion wouldinclude adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.

(Proposed for Continuance to July 22, 1999)

SPEAKER(S):

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None

98.831E

Antenore

(KUGLER) 130 MORRIS STREET, Assessors Block 3778, Lots 31,29 and a portion of 21. Appeal of

Preliminary Negative Declaration. The proposal is for the demolition of two warehouse structures and new construction of a single 16 unit, four-story, live/work building with 16 offstreet internal parking spaces on three lots on the west side of Morris Street about 100 feet south of the corner of Morris and Bryant Streets. The proposed building would have three floors of live/work units over a ground floor of parking. Access to the internal parking would be by a garage door from Morris Street. The site is zoned SLI (Service/Light Industrial) and the Height and Bulk zone is 50X.

(Proposed for Continuance to July 22, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

4. 98.270L (KOMETANI)

<u>WASHINGTON SQUARE</u>, a City park bounded by Stockton, Union, Powell, and Filbert Streets, Lots 1 and 2 in Assessor's Block 102: Request to approve the designation of Washington Square as a landmark. The subject property is zoned P (Park) District and is in a OS (Open Space) Height and Bulk District.

(Proposed for Continuance to August 5, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

5. 98.599E (WONG)

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration. Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of May 20, 1999) (Proposed for Continuance to August 26, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Alice Barkley

Re: Housing in the SLR, RED, and South Park; also recognition of

Zoning Administrator Bob Passmore's retirement.

Bruce Baumann

Re: Recognition of Zoning Administrator Bob Passmore's retirement.

Sue Hestor

Re: Recognition of Zoning Administrator Bob Passmore's retirement.

Ron Miguel

Re: Recognition of Zoning Administrator Bob Passmore's retirement.

Joe Butler

Re: Recognition of Zoning Administrator Bob Passmore's retirement.

GeeGee Platt

Re: Recognition of Zoning Administrator Bob Passmore's retirement.

Steve Vettel

Re: Recognition of Zoning Administrator Bob Passmore's retirement.

Andrew Junius

Re: Recognition of Zoning Administrator Bob Passmore's retirement.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of Adoption - draft minutes of 6/10/99.

SPEAKER(S): None
ACTION: Adopte

ACTION: Adopted
AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Antenore

Commission Matters.

- Mills Action list due dates for the Joint Meeting with DBI and Article 10 requests.
- Joe Recognition of Zoning Administrator Bob Passmore's retirement.
- Martin Recognition of Zoning Administrator Bob Passmore's retirement.
- Mills Recognition of Zoning Administrator Bob Passmore's retirement.

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Recognition of Zoning Administrator Bob Passmore's final Commission Hearing.
 - Budget update.
- 9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Live/Moratorium was continued.
 - BoS Approved reclassification of Mission/Ocean site, previously approved by the Planning Commission.
 - BoA None

E. REGULAR CALENDAR

10. 1999.346TZ

CONSIDERATION OF INTERIM ZONING CONTROLS to establish an industrial protection zone where new residential and live/work uses would not be permitted and where demolition of industrial buildings would require a conditional use authorization, a mixed use area where residential and live/work uses would be encouraged, and buffer zones where residential and live work uses would require conditional use authorization. The interim zoning controls would apply to all lots zoned M-1, M-2, C-M, RSD, SLR, SLI, SPD, SSO in the area generally bounded by Market Street from the Embarcadero to Valencia Street, south to Twenty-fourth Street, east to Highway 101, Highway 280 and south along Mission Street to Geneva Street, and then east to the County line and the eastern shoreline, exclusive of lots under the jurisdiction of the San Francisco Port, and lots in the Mission Bay North and Mission Bay

(GLASNER)

South Redevelopment Project Areas, the Hunters Point Shipyard Redevelopment Project Area, the Rincon Point/South Beach Redevelopment Project Area and the Transbay Survey area. The interim zoning controls would be in effect for a period of fifteen (15) months.

The purpose of the June 24 hearing is to receive testimony from the public concerning inclusion or exclusion of specific properties within the boundaries of the proposed protection and buffer zones, after which testimony the hearing will be continued to a future date.

Final action on the Interim Controls will not occur until the Environmental Review is complete. At the future hearing the Commission may modify the area affected by the proposed amendment or modify the text of the controls in a manner that places greater or lesser restriction on the use of property.

SPEAKER(S): Alice Barkley, Harry (Unidentifiable Last Name), Julia Meara,

Lynn Adler, Gary Comb, Robin Chiang, Fred Snyder, Ronaldo

Cianciarulo, Judy West, Andrew Wood, Sue Hestor

ACTION: Continued to August 5, 1999. Following public testimony, the

Commission Closed the Public Hearing.

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

11. 98.369E

435 PACIFIC AVENUE, Construction of New Office Building. To consider an appeal of the Preliminary Negative Declaration on the proposal to construct one five-story office building at 435 Pacific Avenue, between Sansome and Montgomery Streets (Assessor's Block 175, Lot 28). The proposed office building would be approximately 60 feet in height and contain approximately 36,530 square feet of office space and ground level, off-street parking for 24 vehicles. The project site is located in the Jackson Square Historic District and would require a Certificate of Appropriateness to demolish the existing building and construct a new one. (Continued from Regular Meeting of May 20, 1999)

SPEAKER(S): Kelly Drumm, Andrew Junius, GeeGee Platt, Joe Butler, Aaron

Peskin

ACTION: Upheld the Negative Declaration

AYES: Theoharis, Mills, Chinchilla, Martin, Richardson

NAYES: Joe

ABSENT: Antenore
Motion No.: 14849

12. 98.891E (AHMADI)
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative

Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area. (Continued from Regular Meeting of June 10, 1999)

, and the second se

SPEAKER(S): None

ACTION: Continued to July 8, 1999

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore 13. 98.539C

(BILLOVITS)

3132 CLEMENT STREET, at 32nd Avenue, Lot 2 in Assessor's Block 1401: Request for conditional use authorization to demolish a vacant supermarket building and construct a new 43,800 square-foot "Lucky's" grocery supermarket, having a sales floor area of about 22,700 square-feet, with internal truck loading and about 141 spaces of surface and rooftop parking in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District. Section 121.2 of the Planning Code requires a conditional use authorization to establish a single non-residential use over 6,000 square-feet in gross floor area.

SPEAKER(S): Harry O'Brien, Robert McArthy, Ron Miguel, Jake Merdoc

ACTION: Approved with Conditions as Amended

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Antenore
Motion No.: 14850

14. 98.172E (NISHIMURA)

1468 25TH STREET, northwest corner of Pennsylvania Avenue; Lot 8 in Assessor's Block 4224, within an M-1 (Light Industrial) District and a 40-X Height and Bulk District. AN APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The project would be new construction of two 40-foot tall, four-story buildings containing 29 live/work units and 27 units, for a total of 56 live/work units on a vacant 33,300-square-foot lot. The two buildings would contain a total of 71,000 gross square feet. Fifty-six parking spaces would be provided in ground floor garages and in an on-site surface parking area. (Continued from Regular Meeting of May 20, 1999)

SPEAKER(S): None

ACTION: Continued to July 15, 1999

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:34 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

15. 98.172D (BANALES)

1468 25TH STREET/1082 PENNSYLVANIA AVENUE, northwest corner of 25th Street and
Pennsylvania Avenue Lot 008 in Assessor's Block 4224 -- Bequest for Discretionary Review

Pennsylvania Avenue, Lot 008 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application Nos. 9803043 and 9905490, proposing the new construction of 56 live/work units on a vacant lot in a M-1 (Light Industrial) District.

SPEAKER(S): No

ACTION: Continued to July 15, 1999

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

16. 1999.378D (MILLER)

712 BRANNAN STREET, northwest corner at 6th Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823665, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.

Note: On June 17, 1999, following public testimony, the Commission Closed the Public Hearing. Commission President Theoharis directed staff to provide the Commission with the Final Negative Declaration to better understand the proposed project. (Continued from Regular Meeting of June 17, 1999)

SPEAKER(S): None
ACTION: No DR

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

17. 1999.379D (MILLER)

598 6TH STREET, northwest corner at Brannan Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823666, proposing the demolition of an industrial building in an SLI (Service and Light Industrial) District and proposed for inclusion in an Industrial Protection Zone.

Note: On June 17, 1999, following public testimony, the Commission Closed the Public Hearing. Commission President Theoharis directed staff to provide the Commission with the Final Negative Declaration to better understand the proposed project. (Continued from Regular Meeting of June 17, 1999)

SPEAKER(S): None ACTION: No DR

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

18. 1999.245D (SNYDER)

4220 21ST STREET/398 EUREKA STREET, north side between Douglass and Eureka Streets, Lot 022 in Assessor's Block 2749 -- Request for Discretionary Review of Building Permit Application No. 9823757, proposing to construct a new two-story-over-garage single-family dwelling on the vacant northerly portion of a lot in a RH-2 (House, Two-Family) District.

SPEAKER(S): Phil Mathews

ACTION: No DR

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

19. 1999.220D (WASHINGTON)

1446-48 19TH AVENUE, east side between Judah and Kirkham Streets, Lot 034 in Assessor's Block 1835 -- Request for Discretionary Review of Building Permit Application No. 9823847S, proposing to construct a new two-unit residential building in a RH-2 (House, Two-Family) District.

SPEAKER(S): Edward Brady, Nick Buick, Lincoln Lue

ACTION: Take DR, approving the Project as recommended by the

Planning Department

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore

20. 1999.221D (WASHINGTON)

1454-56 19TH AVENUE, east side between Judah and Kirkham Streets, Lot 032 in Assessor's Block 1835 -- Request for Discretionary Review of Building Permit Application No. 9823843S, proposing to construct a new two-unit residential building in a RH-2 (House, Two-Family) District.

SPEAKER(S):

Nick Buick, Edward Brady, Lincoln Lue

ACTION:

Take DR, approving the Project as recommended by the

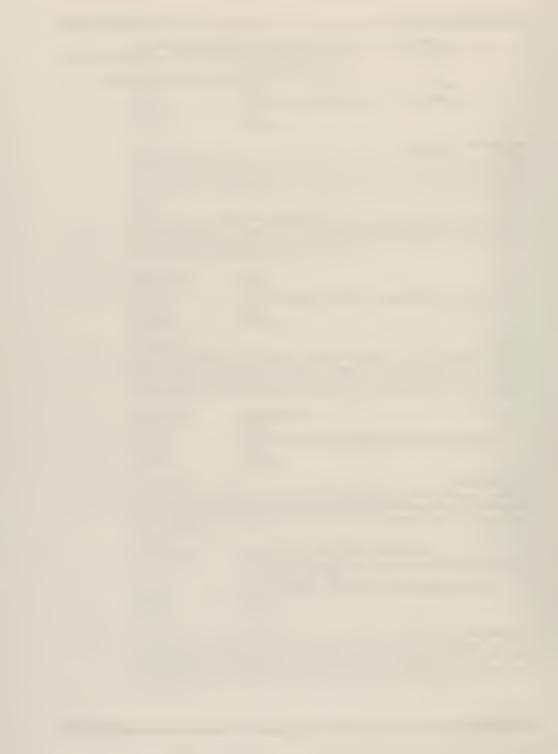
Planning Department

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None Antenore

Adjournment: 4:23 P.M.



SAN FRANCISCO PLANNING COMMISSION DOCUMENTS DEPT.

Notice of Meeting

JUL 1 - 1999 SAN FRANCISCO PUBLIC LIBRARY

07-31-95M10:39 ATW

CANCELLATION

for

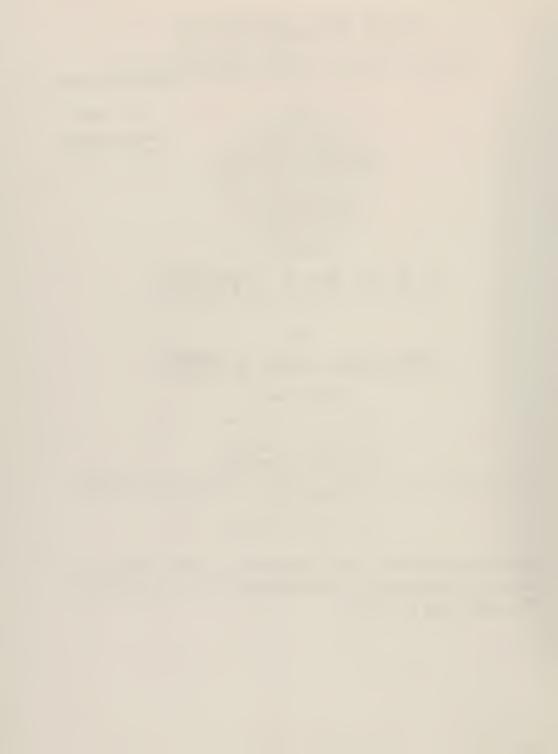
Thursday, July 1, 1999

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
Commissioners

Jonas P. Ionin, Commission Secretary

Please be advised that due to the Fourth of July weekend, the Planning Commission is not scheduled to hold a meeting on **Thursday**, **July 1**, **1999**.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, July 8, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President
Beverly Mills, Vice President

SAN FRANCISCO
PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT:

Theoharis, Mills, Chinchilla, Joe, Martin

ABSENT:

Antenore, Richardson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:33 P.M.

STAFF IN ATTENDANCE: Larry McDonald - Acting Director of Planning, Hillary Gitelman, Thomas Wang, Larry Badiner, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 1999.251D (WOODS)
 125 SEA CLIFF AVENUE, south side between 26th and 27th Avenues, Lot 022 in Assessor's Block 1305 -- Request for Discretionary Review of Building Permit Application No. 9900117, proposing to construct a roof-top addition with a roof deck to the existing two-story-over-basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

(Proposed for Continuance to July 15, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe

NAYES:

11011

ABSENT:

Antenore, Martin, Richardson

2. 1999.170C<u>V</u>

(WANG)

2500 MARKET STREET, north side, also fronting on 17th Street, between Castro and Diamond Streets; Lot 01 in Assessor's Block 2648 in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. OFF-STREET PARKING VARIANCE SOUGHT: Subject to a Conditional Use authorization by the Planning Commission, the proposal is to establish an artist's live/work unit within an existing vacant, two-story commercial building containing approximately a total floor area of 3,800 square feet. The subject building was most recently occupied by an athletic club. Section 151 of the Planning Code requires one full-size, independently accessible off-street parking space for each Live/Work unit newly created within RH Districts. However, the applicant does not propose to provide the one required parking space to serve the requested artist's live/work unit. (Proposed for Continuance to the July 28, 1999 Variance Hearing)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe

NAYES:

None

ABSENT:

Antenore, Martin, Richardson

3. 1999.060E and 1999.061E

(BLOMGREN)

PARCEL WEST OF 135 STILLMAN AND 113 STILLMAN -- Appeal of a Preliminary Negative Declaration: Lots 122 and 125 of Assessor's Block 3762. These sites are approximately 3,000 and 6,000 feet in area. The proposal is to construct a 7,500 square foot building containing eight live/work units on the site of a nine-space parking lot and the demolition of a 7,650 square foot industrial building and the construction of a 15,000 square building containing fourteen live/work units. The projects would be approximately 45 feet in height. The project sites are located within a SLI zoning district and a 40-X height district. (Proposed for Continuance to August 5, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe

NAYES:

None

ABSENT: Antenore, Martin, Richardson

4. 98.891E (AHMADI)

2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.

(Continued from Regular Meeting of June 24, 1999)

(Proposed for Continuance to August 12 September 16, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Joe

NAYES: None

ABSENT: Antenore, Martin, Richardson

 1999.207C (ZWIERZYCKI) 316 - 318 LELAND AVENUE, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets -Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

(Proposed for Continuance to August 12, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Joe

NAYES: None

ABSENT: Antenore, Martin, Richardson

1999.008E (BLOMGREN)

1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with 35-49 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.

(Proposed for Continuance to August 19, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Joe

NAYES: None

ABSENT: Antenore, Martin, Richardson

7. 1999.226ET (ROSETTER)

MISSION ALCOHOL REVISION AMENDMENT --Consideration of a proposal to amend Planning Code Section 781.8 (the Mission Alcoholic Beverage Special Use Subdistrict) to clarify the purpose of the section; define the term "new establishment"; clarify a key word that determines abandonment; prohibit the transfer of establishments and liquor licenses from outside the special use district to a location within the special use district; and establish "good neighbor" operating practices for all liquor establishments (including bonafide restaurants). (Continued from Regular Meeting of May 20, 1999)

(Proposed for Continuance Indefinitely)

6.

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Joe

NAYES: None

ABSENT: Antenore, Martin, Richardson

8. 1999.121ET

(ROSETTER)

TOBACCO PARAPHERNALIA AMENDMENT -- Consideration of a proposal to amend Part II, Chapter II, of the San Francisco Municipal Code ("Planning Code") by adding Section 230 to prohibit enterprises that sell tobacco paraphernalia, except in the C-2, C-3-O, C-3-R and NC-3 zoning districts. The term "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. Tobacco Paraphernalia does not include tobacco, cigarettes, cigarette papers, cigars, or any other preparation or tobacco that is permitted by existing law.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing. At the direction of Commission President Theoharis staff was asked to include a request for funding and improve the legislation by incorporating better definitions.

(Continued from Regular Meeting of June 3, 1999)
(Proposed for Continuance Indefinitely)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe

NAYES: ABSENT:

Antenore, Martin, Richardson

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Tom Mayer

Re: Victoria, Castro, and Roxie Theaters

Dick Millet

Re: Roof penthouses on Potrero Hill new constructions

Zef Lieberman

Re: Roof penthouses on Potrero Hill new constructions

C. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of Adoption - draft minutes of 6/17/99 & 6/24/99.

> SPEAKER(S): None ACTION: Adopted

AYES: Theoharis, Mills, Chinchilla, Joe

NAYES:

ABSENT: Antenore, Martin, Richardson

10. Commission Matters.

> Theoharis - Report back on 1001 Mariposa and 208 Pennsylvania penthouses witin two weeks.

DIRECTOR'S REPORT D.

- 11. Director's Announcements.
 - Noted Director Green's absence and trip to Vancouver.
 - An announcement of the new Zoning Administrator will be coming soon.
- Review of Past Week's Events at the Board of Supervisors & Board of Appeals. 12.
 - BoS Budget update.
 - BoA 527-531 Broderick Street (Upheld)
 - BoA 2479 Diamond Street (Overturned)
 - BoA 700 Great Highway (Continued to September 15, 1999)
- The San Francisco International Airport Runway Reconfiguration project Planning 13. Department's role/status report.

None SPEAKER(S): ACTION: None

F REGULAR CALENDAR

14. 1999.170CV (WANG) 2500 MARKET STREET, north side, also fronting on 17th Street, between Castro and

Diamond Streets: Lot 01 in Assessor's Block 2648 - - Request for a Conditional Use authorization under Section 209.9(f) of the Planning Code to replace a currently closed athletic club, a Limited Commercial Nonconforming Use (LCU), with one artist's live/work unit in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): Tobin Hansen, Tom Mayer ACTION: Approved with Conditions AYES: Theoharis, Mills, Chinchilla, Joe NAYES: None

ABSENT:

Antenore, Martin, Richardson

Motion No.: 14851

SPECIAL DISCRETIONARY REVIEW HEARING F.

AT APPROXIMATELY 2:03 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

15. 1999,235D (KEYLON) 3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit

Application No. 9813348, proposing to construct a new fourth story on top of an existing two-

Meeting Minutes Page 6 story-over-garage single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of June 17, 1999)

SPEAKER(S):

None

ACTION:

Continued to July 22, 1999 Theoharis, Mills, Chinchilla, Joe

AYES:

None

NAYES: ABSENT:

Antenore, Martin, Richardson

16. 1999.413D

(WILSON)

306 SANTA ANA AVENUE, west side between Darien Way and Ocean Avenue, Lot 002 in Assessor's Block 3258 -- Request for Discretionary Review of Building Permit Application No. 9904814, proposing the addition of a partial second floor with a new roof deck over an existing first floor in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S):

None

ACTION:

Withdrawn

17. 1999.223D

(LI)

1373-1375 VALLEJO STREET, south side between Hyde and Larkin Streets, Lot 031 in Assessor's Block 0153 -- Request for Discretionary Review of Building Permit Application No. 9809795, proposing to raise the entire building approximately five feet to accommodate a basement level garage; partial penthouse to be added at the fourth story in a RH-3 (House, Three-Family) District.

SPEAKER(S):

Tim Yu, Richard Williamson

ACTION:

No DR Theoh

AYES:

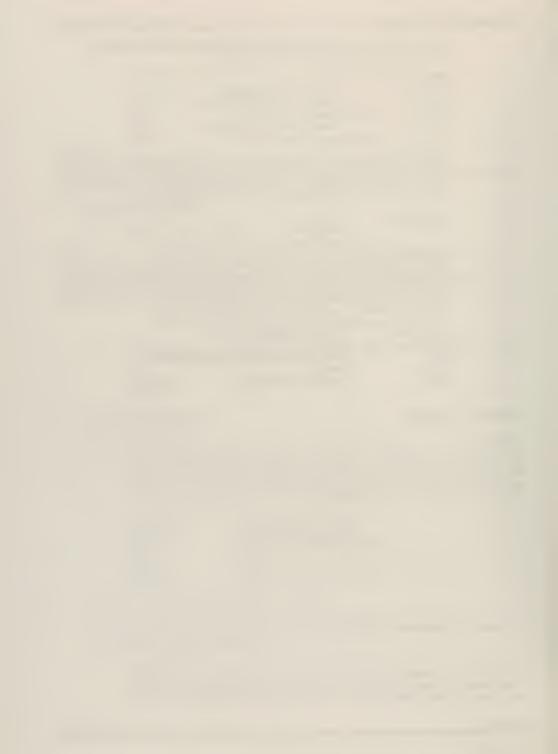
Theoharis, Mills, Chinchilla, Joe, Martin

NAYES:

ABSENT:

Antenore, Richardson

Adjournment: 2:13 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, July 15, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:37 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Mary, Woods, Neil Hart, Stephen Shotland, Larry McDonald, Amit Ghosh, Michael Li, Catherine Keylon, Paul Deutsch, Irene Nishimura, Allison Borden, Ellen Miramontes, Corey Alvin, Augustine Fallay, Mike Berkowitz, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.794D (BAÑALES)

125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of June 17, 1999) (Proposed for Continuance to August 5, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

2. 98.119E (POSTERNAK)

630 8TH STREET, New Construction of 14 Live/work Units: Assessor's Block 3782, Lot 10, west side of 8th Street between Townsend Street and Brannan Street in a Heavy Industrial (M-2) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The project site is currently used as a surface parking lot for about 44 vehicles. The proposed project includes constructing a new 40-foot tall building that would contain 14 live/work units of about 18,000 gross square feet, a courtyard of about 1,900 gross square feet, and 14 off-street parking spaces in a ground level parking garage. Access to the parking garage would be from 8th Street.

(Continued from Regular Meeting of May 6, 1999) (Proposed for Continuance to August 5, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None
ABSENT: Martin

3. 1999.101C (LIGHT)

<u>2700 SLOAT BOULEVARD</u>, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: — Request for Conditional Use authorization to modify a previously approved Conditional Use authorization, and to exceed the required parking by more than 50% in an NC-2 (Neighborhood Commercial, Small Scale) District and a 100-A Height and Bulk District.

(Continued from Regular Meeting of June 10, 1999)

(Taken Off Calendar)

SPEAKER(S): None ACTION: None

B. PUBLIC COMMENT

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SPEAKER(S): Patricia Vaughev

Re: Moulton Street Heights

Regis Rosetta

Re: Illegal unit evictions, legalization of in-law units

C. COMMISSIONERS' QUESTIONS AND MATTERS

- Commission Matters.
 - None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Announced Mary Gallagher as the new Zoning Administrator. Recognized Larry McDonald as a strong candidate and announced that Chief Planner McDonald would be Acting Director in Director Green's absence.
 - Noted November 4, 1999 has been chosen for a joint hearing between the Planning Commission and Building Commission to discuss coordination results.
- 6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS 1880 Lombard Street
 - BoA All items were continued

E. REGULAR CALENDAR

7. 1999.411U (SHOTLAND)

Consider a Resolution commending the Chinatown Community Development Center for preparing the *Chinatown Alleyway Master Plan*.

SPEAKER(S): Reverand Norman Fung, Chris Chin, Mary Lam, Wendy Zha,

Jasmine Kaw

ACTION: Adopted

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None
ABSENT: Martin
Resolution No.: 14852

8a. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of June 17, 1999)

SPEAKER(S):

None

ACTION:

Continued to August 12, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None Martin

8b. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of June 17, 1999)

SPEAKER(S):

ACTION:

Continued to August 12, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None Martin

9. 1999.342C (MARTIN)

3555 CESAR CHAVEZ (ARMY) STREET, south side between San Jose Avenue and Valencia Street; Lot 1, Assessor's Block 6575 -- Request for Conditional Use Authorization under Section 209.6(b) of the Planning Code to install nine mounted panel antennas and a base transceiver station on the roof of the building as part of a wireless communication network in an RH-2 (Residential, House Districts, Two Family) District and 105-E Height and Bulk Districts.

SPEAKER(S):

Bob McArthy

ACTION:

Approved with Conditions

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None Martin

Motion No.:

14853

10.

(KEYLON)

2159 and 2169 CHESTNUT STREET, south side between Pierce and Steiner Streets, Lots 16 and 19 in Assessor's Block 490 -- Request for Conditional Use Authorization to exceed the permitted use size of 3,999 square feet per Planning Code Section 711.90, by constructing an interior connection between two existing separate retail stores in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

SPEAKER(S):

Dan Sullivan, Patricia Vaughey, Gloria Fontanello, Mark

Moshahardy

ACTION:

Continued to August 12, 1999. Following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Dissaprove carried by a vote of +4 to -2 (Commissioners Chinchilla and Joe). At the direction of Commission President Theoharis, staff would return with a Motion and findings reflecting the Commission's decision.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None Martin

11. 1999.362C

(FALLAY)

2312 MARKET STREET, north side between Castro and Noe Streets; Lot 001 in Assessor's Block 3562: -- Request for Conditional Use authorization to modify a previously-approved conditional use (Case No. 1997.366C, Motion No. 14434) by eliminating Condition #2 of Approval which generally limits the food served to be Arabic cuisine in existing small self-service restaurant as defined by Planning Code Section 790.91 in the Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S):

Samih Arikat

ACTION:

Continued to August 12, 1999. Following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Dissaprove carried by a vote of +5 to -1 (Commissioner Richardson). At the direction of Commission President Theoharis, staff would return with a Motion and

findings reflecting the Commission's decision.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT: None Martin

12. 98.172E

(NISHIMURA)

1468 25TH STREET, northwest corner of Pennsylvania Avenue; Lot 8 in Assessor's Block 4224, within an M-1 (Light Industrial) District and a 40-X Height and Bulk District. AN APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The project would be new construction of two 40-foot tall, four-story buildings containing 29 live/work units and 27 units, for a total of 56 live/work units on a vacant 33,300-square-foot lot. The two buildings would contain a total of 71,000 gross square feet. Fifty-six parking spaces would be provided in ground floor garages and in an on-site surface parking area. (Continued from Regular Meeting of June 24, 1999)

SPEAKER(S):

Sue Hestor, Jason Square, Regis Rosetta, Rev. Arnold Townsend, Lloyd Schloegal, Steve Vettel, David Becker

Upheld the Negative Declaration

ACTION: AYES:

Theoharis, Mills, Chinchilla, Richardson

NAYES:

Antenore, Joe

ABSENT:

Martin

Motion No.:

14854

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:32 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 98.172D

(BAÑALES)

1468 25TH STREET/1082 PENNSYLVANIA AVENUE, northwest corner of 25th Street and Pennsylvania Avenue, Lot 008 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application Nos. 9803043 and 9905490, proposing the new construction of 56 live/work units on a vacant lot in a M-1 (Light Industrial) District. (Continued from Regular Meeting of June 24, 1999)

SPEAKER(S): Steve Vettel, Michael Bracks, Shanidah Mundee, Unidentifiable

Speaker, David Samples, Elaine Jones, Tammie Griggs, Mack Burton, Stan Woerner, Donna Maul, Robert Collins, Paul Chow, Lou Ravano, Wayne Jones, Dick Millet, Jason Square, Sue

Hestor

ACTION: Continued to August 12, 1999. Following public testimony, the

Commission Closed the Public Comment Period. A question over the method of height measurement arose and would be

resolved by the August 12 hearing.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

14. 98.945D (ALVIN) 5330 THIRD STREET, 15-35 WILLIAMS AVENUE, AND 1732 WALLACE AVENUE, Lots 024 and 025 in Assessor's Block 5414 -- Request for Discretionary Review of Building Permit Application No. 9908388, proposing to demolish three industrial structures in a M-1 (Light Industrial) District.

SPEAKER(S):

Luis Belmonte, Derek Smith, Melvin Washington, Al Norman

ACTION: No D

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

15. 1999.251D (WOODS) 125 SEA CLIFF AVENUE, south side between 26th and 27th Avenues, Lot 022 in Assessor's Block 1305 -- Request for Discretionary Review of Building Permit Application No. 9900117, proposing to construct a roof-top addition with a roof deck to the existing two-story-over-

(Continued from Regular Meeting of July 8, 1999)

SPEAKER(S): John Sanger, Arthur Baum, Beverly Price, Carmel Marble,

basement single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

Richard Salz, James McInerney, Pat Cowson, William

Canizales, Ron Case, Dennis Burkheimer

ACTION: Take DR, Approving the Project without the fourth floor

addition.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

16. 1999.412D (KEYLON) 4900 CALIFORNIA STREET, northwest corner between 11th and 12th Avenues, Lot 018 in Assessor's Block 1371 -- Request for Discretionary Review of Building Permit Application No. 9905574, proposing to change limited commercial use on the ground floor, where there is currently a cafe and a pet-grooming shop to a medical use per Planning Code Section

182(b)(1) in a RM-1 (Residential, Mixed, Low Density) District.

SPEAKER(S): Richard Lapping, Sergio Salvetti, Mae Wong, Vincent Butler,

James Louie, Mary Jo Grumbacher, Fred Raynate, Dr. Richard Gibbs, Tricia Gibbs, Richard Chiang, Richard Daulton, Unidentifiable Speaker, Ron Miguel, Sharon Leong Peg

Gleason

ACTION: No DR

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None

ABSENT:

Martin

Adjournment: 6:14 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, July 22, 1999

1:30 PM

DOCUMENTS DEPT

Regular Meeting

SEP 2 1 1999

Anita Theoharis, President

Beverly Mills, Vice President

SAN FRANCISCO
PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin, Joe

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:37 P.M.

STAFF IN ATTENDANCE: Larry McDonald - Acting Director of Planning, Mary Gallagher - Zoning Administrator, Joan Kugler, Susana Montaña, Larry Badiner, Paul Deutsch, Rick Cooper, Pedro Arce, Irene Nishimura, Hillary Gitelman, Jonathan Purvis, Kelly Pepper, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 1999.149C (LeBLANC)

635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

(Continued from Regular Meeting of June 3, 1999) (Proposed for Continuance to August 19, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin

2. 98.173E (POSTERNAK)

526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assesssor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructiing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.

(Proposed for Continuance to September 16, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None ABSENT: Joe, Martin

3. 98.559E (MALTZER)

1 ARKANSAS STREET. Assessor's Block 3952, Lot 1C. Appeal of Preliminary Negative Declaration. Proposed conversion of a manufacturing facility to personal services/offics or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the

southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion wouldinclude adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.

(Continued from Regular Meeting of June 24, 1999) (Proposed for Continuance to October 7, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin

4. 98.922C (PEPPER)

7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including the addition of a new convenience store, in an RM-1 (Residential, Mixed, Low Density) District.

(Continued from Regular Meeting of June 17, 1999) (Proposed for Continuance to December 16, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None ABSENT: Joe, Martin

5. 1999.256D (SNYDER)

919 SANCHEZ STREET, east side between 22nd and 23rd Streets, Lot 039 in Assessor's Block 3627 -- Request for Discretionary Review of Building Permit Application No. 9900440, proposing to add a partial second story to a one-story-over-basement dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of June 24, 1999)
(Building Permit Application has been Withdrawn)

SPEAKER(S): None ACTION: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Dick Millet

Re: Mariposa Street and Pennsylvania Avenue penthouses

Tom Maver

Re: 1820-22 Eddy Street; Landmark No. 6

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 7/8/99.

SPEAKER(S):

None

ACTION:

Adopted as Corrected

AYES:

Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES:

None

ABSENT:

Joe, Martin

- 7. Commission Matters.
 - None

DIRECTOR'S REPORT D.

- Director's Announcements.
 - Zoning Administrator reported back that after an onsite inspection the Mariposa/Pennsylvania penthouses meet the minimum standards of the Planning
- 9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Budget was approved by a vote of +9 to -2, details will be discussed at future hearing.
 - BoS Sutro Tower antennae will be before the Commission as one CU authorization.
 - BoA 3175 17th Street, SFPC disapproval (Upheld)
- 10. Review of modifications to a previously heard Discretionary Review item, Case No. 98.429D at 549 Third Street.
 - Zoning Administrator reported that this item would be calendared as a DR case on August 12, 1999.

F. CONSENT CALENDAR

11. 1999.297Q (PURVIS)

1405 GREENWICH STREET, south side between Van Ness Avenue and Polk Street, Lot 1 in Assessor's Block 523, six-unit residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District. The Planning Department is prepared to recommend that the Planning Commission approve the request. This case appears to be unopposed and will appear on the Planning Commission Calendar as an "Uncontested Case." If a member of the Planning Commission or the General Public requests discussion of this case, the Planning Commission will entertain discussion during the hearing or continue the matter to a future regularly scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

SPEAKER(S): ACTION:

None

AYES:

Approved

Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14855

F. REGULAR CALENDAR

12.

98.321E (NISHIMURA) 554 MISSION STREET, PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), Lots 15, 17, and 18 in Assessor's Block 3708; north side between First and Second Streets, bordered by Golden Gate University and Jessie and Anthony Streets; within the C-3-O (Downtown Office) District and a 500-S Height and Bulk District (Lot 18) and a 550-S Height and Bulk District (Lots 15 and 17). The proposed project would be demolition of a six-story approximately 65,000-square-foot office/retail building at 562 Mission Street and removal of two adjoining parking lots, and new construction of a 31-story, approximately 420foot high building containing approximately 660,000 gross square feet of office space and 5,000 square feet of ground floor retail space with Planning Code-required freight loading and a three-level basement parking garage holding about 215 parking spaces (or 330 valetservice spaces). Approximately 13.850 square feet of open space would be provided on the eastern portion of the approximately 39,800-square-foot project site. The project would require approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts), 321 (Office Development: Annual Limit), and 157 and 303 (for parking exceeding accessory amount).

NOTE: Public comments will be accepted until 5 p.m. on July 22, 1999, or the close of the public hearing on the Draft EIR, whichever is later.

SPEAKER(S): Lloyd Schloegal

ACTION: Public Hearing Closed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None ABSENT: Joe, Martin

13. 98.813E (KUGLER)

125-129 GEARY STREET, NEIMAN MARCUS EXPANSION PROJECT, west side of Geary Street between Stockton and Grant (Assessors Block 313, Lot 16) and 150 Stockton Street at Geary Assessors Block 313, Lots 14 & 15 (existing Neiman Marcus store). Certification of the Final Environmental Impact Report on the proposed demolition of an existing four-story Category IV-Contributory Building (Kearny-Market-Mason-Sutter Conservation District), unreinforced masonry building (UMB) at 125-129 Geary Street and construction of a new six-story horizontal extension of the existing five-story Neiman Marcus store building on the site. In addition to the construction of the new extension building, the project would also add a partial sixth story to the existing Neiman Marcus building and would include a small infill expansion of the existing fifth floor. The project would also mute the existing "checkerboard" or "harlequin" exterior finish of the existing store through sandblasting of the granite facade and replace the existing window treatments at the main store entrance. The existing pedestrian entrance on Geary Street would be moved eastward to the front of the new extension building while the loading docks would also be moved to the new extension structure at the rear accessed from Security Pacific Place.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14856

14. 98.813XK

(MONTAÑA)

NEIMAN MARCUS EXPANSION, Consideration of approval of exceptions to the Planning Code pursuant to Section 309 of the Planning Code for expansion of the Neiman Marcus store on 199 Geary Street store by adding 61,400 square feet by the demolition of a Category IV (Contributory) building on an adjacent lot at 125 Geary Street; the construction of a horizontal and vertical expansion of the existing building to include the 125 Geary Street lot; and the alteration of windows, doors and siding of the existing 199 Geary Street facade to complement the architectural character of the Conservation District and to improve pedestrian interest. Exceptions to be considered include an exception to Section 146 Solar Angle requirement for sunlight access on the northern sidewalk of Geary Street; Section 148 ground level wind currents; Sections 152.1 and 161(i) the number of freight loading spaces; Section 263.8 to allow building heights above 80 feet in the 80-130FHeight District; and Sections 270 and 272 to all greater bulk in the F Bulk District. The Commission will also consider how the design of the project meets the standards and requirements of Section 1111.6 for alterations to the existing Category V Neiman Marcus building in the Kearny-Market-Mason-Sutter Conservation District.

SPEAKER(S): Tom Lennin, Dick Diedrick, Chris VerPlanck, Linda Mjellem,

Michael Levin, Bob Begley, Tom Mayer

ACTION: Approved with Conditions as Amended by staff and to include

the replacement of the Church Plaque

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14857

15. 1999.355C

(PEPPER)

<u>2775 VAN NESS AVENUE</u>, southwest corner at Lombard Street; Lot 030 in Assessor's Block 503: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of 12 antennas on the facade and an equipment shelter on a lower roof of the existing Comfort Inn building as part of a wireless communication network in an RC-3 (Residential-Commercial, Medium Density) District and a 65-A Height and Bulk District.

SPEAKER(S):

Tom McIver, Luis Yosej

ACTION: AYES: Approved with Conditions
Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: ABSENT: None Joe, Martin

ABSENT: Motion No.:

14858

16. 98.965C

(PURVIS)

467 POTRERO AVENUE, between 17th and Mariposa Streets; Lot 18 in Assessor's Block 3974: Request for Conditional Use Approval under Planning Code Section 303 to remove a previous condition of approval provided under Motion 14172 in order to allow two new live work units to be constructed at the front of the subject site within an M-1 (Light Industrial) District with a 50-X Height and Bulk Designation.

SPEAKER(S):

Judy West

ACTION:

Approved with Conditions

AYES:

Theoharis, Mills, Chinchilla, Richardson

NAYES: ABSENT: Antenore

ADSENT.

Joe, Martin

Motion No.:

14859

17. 98.831E (KUGLER)

130 MORRIS STREET, Assessors Block 3778, Lots 31,29 and a portion of 21. Appeal of Preliminary Negative Declaration. The proposal is for the demolition of two warehouse structures and new construction of a single 16 unit, four-story, live/work building with 16 off-street internal parking spaces on three lots on the west side of Morris Street about 100 feet south of the corner of Morris and Bryant Streets. The proposed building would have three floors of live/work units over a ground floor of parking. Access to the internal parking would be by a garage door from Morris Street. The site is zoned SLI (Service/Light Industrial) and the Height and Bulk zone is 50X.

(Continued from Regular Meeting of June 24, 1999)

SPEAKER(S): Sue Hestor, Alice Barkley, Angelo Stagnoro Jr., Eric Miller

ACTION: Upheld the Negative Declaration

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None
ABSENT: Joe, Martin
Motion No.: 14860

G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:21 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

DISCRETIONARY REVIEW HEARING.

128-130 MORRIS STREET, through lot to 6th Street between Bryant and Brannan Streets, Lots 021 and 029 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application Nos. 9820713S and 9820715, proposing to demolish two existing buildings and construct 16 live/work units in a SLI (Service/Light Industrial/Residential Mixed Use) District.

SPEAKER(S): Robin Mohr, Sue Hestor, Angelo Stagnoro Jr., Angelo O'Farrell

ACTION: No DR

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Antenore ABSENT: Joe, Martin

19. 1999.235D (KEYLON)

3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family deelling in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of July 8, 1999)

SPEAKER(S): None

ACTION: Continued to August 12, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson

NAYES: None ABSENT: Joe, Martin

Adjournment: 3:37 P.M.

18

98.831D

(ALVIN)

SAN FRANCISCO PLANNING COMMISSION

Notice of Meeting

DOCUMENTS DEPT

JUL 2 6 1999 SAN FRANCISCO PUBLIC LIBRARY

CANCELLATION

for

Thursday, July 29, 1999

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
Commissioners

Jonas P. Ionin, Commission Secretary

Please be advised that pursuant to San Francisco Planning Commission Rules and Regulations, Article IV, Section 1, Regular Meetings, where there are five Thursdays in a month, the fifth Thursday of the month is canceled. Therefore, the Planning Commission is not scheduled to hold a meeting on **Thursday**, **July 29**, **1999**.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, August 5, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

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Beverly Mills, Vice President

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson,

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:47 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Paul Deutsch, Tim Blomgren, Amit Ghosh, Edy Zwierzycki, Catherine Bauman, Miriam Chion, Michael Li, Kelly Pepper, Tony Kim, Augustine Fallay, Jonathan Purvis, Teresa Ojeda, Jonas Ionin -Commission Secretary

ITEMS TO BE CONTINUED Α.

1. 1999.367C (WILSON)

634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.

(Proposed for Continuance to August 12, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Richardson

NAYES:

Antenore, Joe, Martin

ABSENT:

None

2. 98.765F (WONG)

700-768 SEVENTH STREET (601 TOWNSEND STREET); westside of Seventh Street at Townsend Street; Lots 1, 4, 5 and 6 in Assessor's Block 3799; within an M-2 (Heavy Industrial) zoning district and a 50-X height and bulk district. Appeal of Preliminary Negative Declaration. The proposed project would convert the Baker & Hamilton Building, City Landmark #193, from retail sales/warehouse to office use. The basement would remain in storage use, as at present. Interior and minor exterior alterations are proposed. Proposed on the adjacent undeveloped lots now used for parking (Lots 4, 5, and 6) is the new construction of a 318-space, 50-foot-tall parking garage, fronting on King Street, and a fourstory, 50-foot-tall office building, fronting on Townsend Street. The Baker & Hamilton Building rehabilitation would result in approximately 216,250 gross square feet (gsf) of office space and about 73,500 gsf of basement storage space. The new office building, to the west, would contain about 57,400 gsf of office space.

(Proposed for Continuance to August 26, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Richardson

NAYES:

Antenore, Joe, Martin

ABSENT:

None

3. 98.871E

730 FLORIDA STREET, Assessors Block 4082, Lot 9. Appeal of Preliminary Negative Declaration. The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and one loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999.

(Proposed for Continuance to September 9, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Antenore, Joe, Martin

ABSENT: None

4. 98.270L (KOMETANI)

WASHINGTON SQUARE, a City park bounded by Stockton, Union, Powell, and Filbert Streets, Lots 1 and 2 in Assessor's Block 102: Request to approve the designation of Washington Square as a landmark. The subject property is zoned P (Park) District and is in a OS (Open Space) Height and Bulk District.

(Proposed for Continuance to September 9, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Antenore, Joe, Martin

ABSENT: None

5. 98.770E (POSTERNAK) 1738 9TH AVENUE: DEMOLITION OF ONE-STORY BUILDING CONTAINING PRESCHOOL AND COMMUNITY MEETING ROOM AND NEW CONSTRUCTION OF FOUR-STORY BUILDING CONTAINING EIGHT SENIOR HOUSING UNITS, PRESCHOOL, AND COMMUNITY MEETING ROOM: Assesssor's Block 2041, Lots 31 and 32, mid-block on the east side of 9th Avenue between Moraga Street and Noriega Street in a Residential, House, Two-Family (RH-2) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site currently contains a one-story, 20foot tall building of about 2,885 square feet that contains a preschool, of which a portion is jointly used for community meetings by the Sunset Heights Association of Responsible People (SHARP); and a one-story, 15-foot tall storage shed. The proposed project encompasses merging the two lots that comprise the project site into one lot; demolishing the two existing buildings; and constructing a new four-story, 40-foot tall building of about 11,335 square feet that contains a preschool, eight senior housing units, a separate room for SHARP community meetings and seniors, and a parking garage with two parking spaces. (Proposed for Continuance to September 16, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Antenore, Joe, Martin

ABSENT: None

6. 98.794D (BAÑALES)

125 NAPOLEON STREET, south side between Toland Street and Jerrold Avenue, Lot 021 in Assessor's Block 5230 -- Request for Discretionary Review of Building Permit Application No. 9821498, proposing the new construction of 30 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of July 15, 1999) (Proposed for Continuance to October 7, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Antenore, Joe, Martin

ABSENT:

None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Tom Mayer
Re: UMB's
Joe O'Donoghue

Re: Fees, Residential Builder's Association

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption - draft minutes of 7/15/99 and 7/22/99.

SPEAKER(S):

None

ACTION: Adopted as Corrected

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

- 8. Commission Matters.
 - None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - State Historic Resources, preservation issues.

SPEAKER(S):

Patricia Vaughey

Re: Board of Appeals

- 10. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None

E. REGULAR CALENDAR

11. 1999.346ETZ (GREEN)

CONSIDERATION OF IMPOSITION OF INTERIM CONTROLS FOR INDUSTRIALLY

ZONED LAND. Public hearing on the adoption of resolution imposing interim controls that would establish an Industrial Protection Zone, a Mixed Use Housing Zone and corresponding

Buffer Zones. In the Industrial Protection Zone new residential and live/work uses would not be permitted and demolition of industrial buildings would require a conditional use authorization. In the Mixed Use Housing Zone residential and live/work uses would be encouraged. In the Buffer Zones residential and live/work uses would require a conditional use authorization. If adopted, the interim controls would be in effect for the shorter period of either fifteen months or until permanent controls are adopted to replace them.

SPEAKER(S): Sarah Aimes, Sandra Petersen, Dick Millet, Debra Walker,

Lynette Drefky, John Barbie, Jane Morrison, Jake McGoldrick, Sue Hestor, Joe O'Donoghue, Andrew Wood, Alice Barkley,

Joe Cassidy

ACTION: Approved as Amended

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: None
Resolution No.: 14861

12. 1999.060E and 1999.061E

(BLOMGREN)

PARCEL WEST OF 135 STILLMAN AND 113 STILLMAN — Appeal of a Preliminary Negative Declaration: Lots 122 and 125 of Assessor's Block 3762. These sites are approximately 3,000 and 6,000 feet in area. The proposal is to construct a 7,500 square foot building containing eight live/work units on the site of a nine-space parking lot and the demolition of a 7,650 square foot industrial building and the construction of a 15,000 square building containing fourteen live/work units. The projects would be approximately 45 feet in height. The project sites are located within a SLI zoning district and a 40-X height district. (Continued from Regular Meeting of July 8, 1999)

SPEAKER(S): Stephen Williams, Sue Hestor, Warren Schultz

ACTION: Upheld

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None Motion No.: 14862

13. 1999.368C (ZWIERZYCKI)

<u>2100 MARKET STREET</u>, Lot 41 in Assessor's Block 3542, northern side at the corner of 14th and Church Streets--Request for Conditional Use authorization to allow the service of liquor at a full bar as part of a proposed full-service restaurant and bar in the Upper Market Street Neighborhood-Commercial District and 80-B Height and Bulk District.

SPEAKER(S): Steven Hall, Patrick Batt, Morgan Gorrono

ACTION: Approved as Amended

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None Motion No.: 14863

14. 1999.371C (FALLAY)

4121 18TH STREET, southside of Castro Street, Lot 42 in Assessor's Block 2695 -- Request for a Conditional Use Authorization to allow a Place of Entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add amplified and non-amplified music to an existing bar, as required by Planning Code Section 715.48, in the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

SPEAKER(S): Bill Herscham, Morgan Gorrono, Patrick Batt

ACTION: Approved as Amended

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: None
Motion No.: 14864

15a. 1999.201CV

(LI)

144 LEAVENWORTH STREET, east side between Turk Street and Golden Gate Avenue; Lot 6 in Assessor's Block 344: -- Request for Conditional Use authorization to establish a childcare facility in an RC-4 (Residential-Commercial Combined, High Density) District, an 80-120-T Height and Bulk District, and the North of Market Residential Special Use District. The project includes a request for an off-street parking variance.

SPEAKER(S):

Lisa Geltham

ACTION: AYES: Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None

ABSENT: Motion No.:

14865

15b. 1999.201CV

(LI)

144 LEAVENWORTH STREET, east side between Turk Street and Golden Gate Avenue; Lot 6 in Assessor's Block 344 in an RC-4 (Residential-Commercial Combined, High Density) District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to establish a childcare facility for up to 72 children. There will be no physical expansion of the existing building. Section 151 of the Planning Code requires two off-street parking spaces for the proposed childcare facility. The proposed facility would not provide any parking. The application for variance will be considered by the Zoning Administrator.

SPEAKER(S):

Lisa Geltham

ACTION:

Zoning Administrator Closed the Public Hearing

16a. 1999.067<u>C</u>V

(PEPPER)

900 VAN NESS AVENUE, northeast corner at Ellis Street; Lot 011 in Assessor's Block 0718: -- Request for Conditional Use authorization per Sections 253 and 253.2 of the Planning Code to construct a building exceeding 40 feet in height in a Residential district and the Van Ness Special Use District. The proposal is to construct an eight-story mixed use building containing 28 dwelling units over ground floor commercial space in a RC-4 (Residential,-Commercial Combined, High Density) District, and a 130-V Height and Bulk District. This project also requires a rear yard modification and dwelling unit exposure variance.

SPEAKER(S):

Michio Yamaguchi, Mark Johnston, Paul Chow

ACTION:

Approved as Amended

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None None 14866

Motion No.:

16b. 1999.067CV

(PEPPER)

900 VAN NESS AVENUE, northeast corner at Ellis Street; Lot 011 in Assessor's Block 718 in an RC-4 (Residential-Commercial Combined, High Density) District. REAR YARD MODIFICATION AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT: The proposal is to construct an eight-story mixed use building containing 28 dwelling units over ground floor commercial space.

The application for variance will be considered by the Zoning Administrator.

SPEAKER(S):

Michio Yamaguchi, Mark Johnston, Paul Chow

ACTION:

Zoning Administrator Closed the Public Hearing

17 98.119F (POSTERNAK)

630 8TH STREET. New Construction of 14 Live/work Units: Assessor's Block 3782. Lot 10. west side of 8th Street between Townsend Street and Brannan Street in a Heavy Industrial (M-2) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The project site is currently used as a surface parking lot for about 44 vehicles. The proposed project includes constructing a new 40-foot tall building that would contain 14 live/work units of about 18,000 gross square feet, a courtyard of about 1,900 gross square feet, and 14 off-street parking spaces in a ground level parking garage. Access to the parking garage would be from 8th Street. (Continued from Regular Meeting of July 15, 1999)

SPEAKER(S):

None

ACTION:

None, Both Appeals were withdrawn

G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:20 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

18. 98.119D (PURVIS)

630 8TH STREET, west side between Townsend and Brannan Streets, Lot 010 in Assessor's Block 3782 -- Request for Discretionary Review of Building Permit Application No. 9803160S, proposing the new construction of a 14-unit live/work building on a vacant lot in a M-2 (Heavy Industrial) District.

SPEAKER(S):

Sue Hestor, Alice Barkley, Joe O'Donoghue

ACTION:

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: Antenore None

98.913D 19.

(MILLER)

598 6TH STREET, northwest corner at 6th Street with additional frontage on Harriet Street, Lot 013 in Assessor's Block 3779 -- Request for Discretionary Review of Building Permit Application No. 9823664S, proposing the new construction of a 24-unit live/work building in an SLI (Service and Light Industrial) District, proposed for inclusion in an Industrial Protection Zone.

SPEAKER(S):

Sue Hestor, Alice Barkley, Joe O'Donoghue

ACTION:

No DR

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES:

ABSENT:

Antenore None

Adjournment: 5:35 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, August 12, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT

SEP 2 1 1999

Anita Theoharis, President Beverly Mills, Vice President SAN FRANCISCO PUBLIC LIBRARY

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MILLS AT 1:37 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Joan Kugler, Catherine Keylon, Isolde Wilson, Julian Banales, Jim Miller, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

 1. 1999.367C (WILSON) 634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height

(Proposed for Continuance to August 19, 1999)

SPEAKER(S):

and Bulk District.

None

ACTION:

Continued as Proposed

Theoharis, Martin

AYES:

Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

ABSENT:

2. 98.429D

(PURVIS)

<u>549 3rd STREET</u>, northest corner of South Park Avenue, Lot 071 in Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District.

(Proposed for Continuance to August 26, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None

ABSENT:

Theoharis, Martin

3a. 98.266<u>B</u>C

(ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of July 15, 1999) (Proposed for Continuance to September 9, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None

ABSENT:

Theoharis, Martin

3b. 98.266BC

(ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south

(ZWIERZYCKI)

and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of July 15, 1999)

(Proposed for Continuance to September 9, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None

ABSENT: Theoharis, Martin

4. 1999.207C

316 - 318 LELAND AVENUE, Lot 052 in Assessor's Block 6245, north side between Elliot and Delta Streets -Request for Conditional Use authorization to allow for the legalization of an existing 24-bed group housing facility within the RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

(Proposed for Indefinite Continuance)

SPEAKER(S): Gerald Murphy

ACTION: Continued as Proposed

AYES: Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None

ABSENT: Theoharis, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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SPEAKER(S): Sarah Aimes

Re: Personal attacks, public safety

John deCastro

Re: 8/9/99 RBA action in City Hall

Dick Millet
Re: IPZ's
Patricia Vaughey

Re: Development compromises

Sue Hestor

Re: 1468 25th Street

Steve Vettell

Re: 1468 25th Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

- Commission Matters.
 - Antenore Commission diligence; updated copy of interim controls; Esprit Park
 - Richardson Commission diligence
 - Chinchilla Commission diligence

D. DIRECTOR'S REPORT

- 6. Director's Announcements.
 - Commission Secretary update; Finance Committee; Transportation and Land Use Committee
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Live/work moratorium continued to 8/23/99
 - BoA None

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

8. 1999.306C (KEYLON)

<u>2159 and 2169 CHESTNUT STREET</u>, south side between Pierce and Steiner Streets, Lots 16 and 19 in Assessor's Block 490 -- Request for Conditional Use Authorization to exceed the permitted use size of 3,999 square feet per Planning Code Section 711.90, by constructing an interior connection between two existing separate retail stores in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of July 15, 1999)

Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Dissaprove carried by a vote of +4 to -2 (Commissioners Chinchilla and Joe). At the direction of Commission President Theoharis, staff would return with a Motion and findings reflecting the Commission's decision.

SPEAKER(S): Non

ACTION: Continued to August 26, 1999

AYES: Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None

ABSENT: Theoharis, Martin

9. 1999.362C (FALLAY)

2312 MARKET STREET, north side between Castro and Noe Streets; Lot 001 in Assessor's Block 3562: -- Request for Conditional Use authorization to modify a previously-approved conditional use (Case No. 1997.366C, Motion No. 14434) by eliminating Condition #2 of Approval which generally limits the food served to be Arabic cuisine in existing small self-service restaurant as defined by Planning Code Section 790.91 in the Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 15, 1999)

Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Dissaprove carried by a vote of +5 to -1 (Commissioner Richardson). At the direction of Commission President Theoharis, staff would return with a Motion and findings reflecting the Commission's decision.

SPEAKER(S): None

ACTION: Disapproved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe

NAYES: Richardson ABSENT: Martin Motion No.: 14867

F REGULAR CALENDAR

10 98 833F (KUGLER)

116-124 MAIDEN LANE, on the north side of Maiden Lane between Stockton and Grant Avenues; Assessor's Block 309, Lot 16. Certification of the Final Environmental Impact Report for the proposed demolition of an existing Category IV - Contributory Building in the Kearny-Market-Mason-Sutter Conservation District. The existing structure is a partially occupied, four-story tall, retail/office building of unreinforced masonry (UMB). New construction of a two-story, 40-foot-tall retail building in the Downtown Retail (C-3-R) District that would cover the entire lot (as does the current building) is proposed.

SPEAKER(S):

None

ACTION: AYES:

Approved

NAYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Motion No.:

Martin 14868

G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 2:34 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

11. 98.172D (BAÑALES)

1468 25TH STREET/1082 PENNSYLVANIA AVENUE, northwest corner of 25th Street and Pennsylvania Avenue, Lot 008 in Assessor's Block 4224 -- Request for Discretionary Review of Building Permit Application Nos. 9803043 and 9905490, proposing the new construction of 56 live/work units on a vacant lot in a M-1 (Light Industrial) District.

(Continued from Regular Meeting of July 15, 1999)

Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A question over the method of height measurement arose and would be resolved by the August 12 hearing.

SPEAKER(S):

None

ACTION:

No DR

AYES:

Theoharis, Mills, Chinchilla, Joe, Richardson

NAYES:

Antenore

ABSENT:

Martin

12. 1999,235D (KEYLON)

3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing twostory-over-garage single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of July 22, 1999)

SPEAKER(S):

None

ACTION:

Continued to August 19, 1999

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES:

None

ABSENT:

Martin

13. 1999.254D (WILSON)

175 SYLVAN DRIVE, west side between Ocean Avenue and Eucalyptus Drive, Lot 010 in Assessor's Block 7268 -- Request for Discretionary Review of Building Permit Application No. 9826483, proposing to add a second floor to an existing one-story-over-garage house in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S): Leslie Daniel, Virginia Wong, David Mui, Sandra Tupper,

Dennis Tupper

ACTION: Take DR, per staff recommendation

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

14. 1999.499D (MILLER)

1 LA AVANZADA STREET, Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9913916S, proposing to install digital television equipment inside tenant transmitter rooms, on roof, and on existing concrete pads; repartition tenant rooms for ADA compliance; install generator in new enclosure on existing pad; and install auxiliary TV antenna on tower in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S): Christine Linenbach, Robert McArthy

ACTION: No DR

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

Adjournment: 3:38 P.M.



SAN FRANCISCO PLANNING COMMISSION

199

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, August 19, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 2 1 1999

Anita Theoharis, President

Beverly Mills, Vice President

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Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT: Mills, Antenore, Joe, Martin, Richardson

ABSENT: Theoharis, Chinchilla

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MILLS AT 1:31 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Susana Montana, Pedro Arce, Hillary Gitelman, Rick Cooper, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 1999.149C (LeBLANC)

635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

(Continued from Regular Meeting of July 22, 1999) (Proposed for Continuance to August 26, 1999)

SPEAKER(S):

None

ACTION: AYES: Continued as Proposed
Mills, Joe, Martin, Richardson

NAYES: None

ABSENT: Theoharis, Antenore, Chinchilla

2. 1999.367C

(WILSON)

634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 5, 1999) (Proposed for Continuance to September 16, 1999)

SPEAKER(S): No.

ACTION: Continued as Proposed
AYES: Mills, Joe, Martin, Richardson

NAYES: None

ABSENT: Theoharis, Antenore, Chinchilla

3. 1999.008E

(BLOMGREN)

1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with 35-49 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.

(Continued from Regular Meeting of July 8, 1999)

(Proposed for Continuance to September 16, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed
AYES: Mills, Joe, Martin, Richardson

NAYES: None

ABSENT: Theoharis, Antenore, Chinchilla

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): None

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 8/5/99.

SPEAKER(S): None
ACTION: Adopted

AYES: Mills, Joe, Martin, Richardson

NAYES: None

ABSENT: Theoharis, Antenore, Chinchilla

- Commission Matters.
 - None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Work Program Update hearing set for September 2, 1999.
 - IPZ definitions discussion hearing set for September 2, 1999.
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Sutro Towers, Public Utilities and Deregulations Committee
 - BoS Pac Bell Park, Finance Committee
 - BoA 550 Stanyan Street (Upheld)
- 8. INFORMATIONAL PRESENTATION (MONTAÑA, ARCE) 835 MARKET STREET DEVELOPMENT -- Presentation by Department staff, Redevelopment Agency staff and Forest City Development Corporation team on the development program and design for a proposed 1.5 million square feet commercial development on a site that would contain portions of Jessie Street between Fourth and Fifth

Streets, the former Emporium store, and other adjacent lots. The Project would include a Bloomingdales' store, a "Five Star" Regent's hotel, cinemas, entertainment, retail and food service uses. The Project Sponsor proposes to include the site within the Yerba Buena Center Redevelopment Project Area, pending environmental clearance and adoption of a finding of consistency for the project with the General Plan.

SPEAKER(S): David Jones, Joyce Robertson, Michael Levin, Jim Chappell,

Calvin Womble, Derf Butler, Anita Hill, Lloyd Schloegel

ACTION: None

E. REGULAR CALENDAR

9. 94.448ER (MONTAÑA)

TREASURE ISLAND AND YERBA BUENA ISLAND REDEVELOPMENT PRELIMINARY

PLAN, Consideration of adoption of Finding of Consistency with the General Plan of a

Redevelopment Preliminary Plan for portions of Treasure Island and Yerba Buena Island.

SPEAKER(S): Anne Marie Conroy, Steven Prowe, Ruth Gravanis, Eve Bach

ACTION: Adopted

AYES: Mills, Antenore, Joe, Martin, Richardson

NAYES: None

ABSENT: Theoharis, Chinchilla

Motion No.: 14869

10. 1999.027E (COOPER)

ONE CHURCH STREET, PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), Lot 14 in Assessor's Block 874; on the block bounded by Webster, Hermann, and Church Streets and Duboce Avenue; within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposed project would be the demolition of the Daphne Funeral Home building and construction of a new affordable housing development with 93 units, a child care center for up to 36 children, a community room, a computer learning center, and a small retail use. The proposed project would also include two levels of structured parking, totaling about 94 spaces. The proposed project would require Conditional Use authorization from the Planning Commission for a Planned Unit Development (PUD).

NOTE: Public comments will be accepted until 5 p.m. on August 31, 1999.

SPEAKER(S): Michael Blackford, Ted Schenkelberg, Ives Bond

ACTION: Public Hearing Closed

F. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 2:00 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 2:00 PM, but have not been called or heard by 2:00 PM, could be continued to a later time or date as determined by the Commission.

11. 98.500D (MILLER

111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.

SPEAKER(S):

None

ACTION:

Continued to September 23, 1999

AYES:

Mills, Antenore, Joe, Martin, Richardson

NAYES:

None

ABSENT: Theoharis. Chinchilla

12. 1999.235D

(KEYLON)

3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of August 12, 1999)

SPEAKER(S):

None

ACTION:

Continued to August 26, 1999

AYES:

Mills, Antenore, Joe, Martin, Richardson

NAYES: ABSENT: None Theoharis, Chinchilla

Adjournment: 3:13 P.M.

SAN FRANCISCO PLANNING COMMISSION

&

REDEVELOPMENT AGENCY COMMISSION

Meeting Minutes

Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Tuesday, August 24, 1999

4:00 PM

Special Joint Meeting

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Anita Theoharis, President Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson, Commissioners

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PLANNING:

PRESENT: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Theoharis

REDEVELOPMENT:

PRESENT: Yee, Dunlop, King, Romero, Singh

ABSENT: Palma, Sweet

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MILLS AT 4:11 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Susana Montana, Pedro Arce, Hillary Gitelman, Joan Kugler, Jonas Ionin - Commission Secretary

A. PUBLIC COMMENT

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): None

B. SPECIAL CALENDAR

1. 98.090E (KUGLER) YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE <u>DEVELOPMENT</u> - - Public Hearing for comments on a Supplement to the Draft Environmental Impact Report (DEIR). The DEIR for this project was published on October 24, 1998 and a public hearing was held on December 8, 1998. Changes to the project have necessitated a supplement to the DEIR for the proposed project which would expand the existing Yerba Buena Center Redevelopment Project Area by approximately 200,000 square feet (Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43) and construct a mixed-use project at the site of the former Emporium Building on a portion of Block 3705 bounded by Market, Fourth, Mission, and Fifth Streets. The project would include retail (department store and speciality shops), entertainment, restaurants, up to 9 cinemas, office space, and a 465 room hotel, totaling about 1.571 million gross square feet and would retain, rehabilitate and restore the Market Street facade of the historic Emporium department store. The project also includes retaining, rehabilitating and reusing the Emporium dome and rotunda which would be raised about 55 feet and installed at the roof level of the proposed project. Other existing buildings on the site between Jessie and Mission Streets would be demolished and replaced, while Jessie Street would be closed as a through connection between Fourth and Fifth Streets, and realigned with connections to Mission Street.

SPEAKER(S): Tom Radulovich, August Songo, Elizabeth Dunlap, Mary Helen

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Rogers, Jim Firth, Joyce Roberson, Art Michelle, Calvin Womble, Carolyn Diamond, Anita Hill, Marylyn Travis, Jim Chappell, Matanya, Williams, Jessica Michaelson, Joan Oberling, Linda Ulrich, Michael Brown, Michael Smith, Michael Levin, Larry Chinn, Julie Solar, Robert Frank, Don Marcos, Ly Nguyen, Mary Ann Miller, Jennifer Clary, Elizabeth Sullivan, Mark Mosher, Mary Wings, John Winston, Joshua Switsky, Sean Worsey, Edwin Jocson, Ken Kelton, Carolyn Blair, Margaret Robins, David Jones, David Snyder, Dave Chelsea-Seifert, Niko Letunic, Betsy Thagard, Jim Barrett, Linda Atkins Public Hearing Closed

ACTION:

Adjournment: 5:53 P.M.

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, August 26, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

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PRESENT:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:37 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Hillary Gitelman, Susana Montana, Irene Nishimura, Catherine Keylon, Ellen Miramontes, Delvin Washington, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 1999.236C (LI)

1750-1758 POLK STREET, east side between Clay and Washington Streets; Lot 20 in Assessor's Block 620: -- Request for Conditional Use authorization to establish a small self-service restaurant in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. Arsen's Liquor & Deli, currently classified as a retail service, is proposing to add indoor seating, which would change its classification from a retail service to a small self-service restaurant.

(Proposed for Continuance to September 9, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT:

Antenore

2. 98.599E

(WONG)

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration. Southside between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of June 24, 1999) (Proposed for Continuance to October 21, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES:

None

ABSENT:

Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

(1) responding to statements made or questions posed by members of the public; or

(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Patricia Vaughey

Re: Divisadero Street Marijuana Medical Center

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption - draft minutes of 8/12/99.

SPEAKER(S):

None

ACTION:

Adopted

AYES: NAYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson None

ABSENT: None

- 4. Commission Matters.
 - None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Revocation text amendment; and initiation date of September.
- 6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS Live/work moratorium initiation failed to carry; Supervisor Amiano hopes to initiate a new definition for live/work.
 - BoA None
- INFORMATIONAL PRESENTATION (MONTAÑA) 64 TOWNSEND STREET AND 52 COLIN P. KELLY STREET, Hooper's South End Grain Warehouse and Langermand Building, Assessor's Block 3789, Lots 3 and 10. Courtesy informational presentation by the San Francisco Redevelopment Agency on the adaptive reuse of contributory buildings in the South End Historic District. Request for Planning Commission review and comments.

SPEAKER(S): Arnie Lerner, Steve Mascio, Patricia Vaughey

ACTION: None

E. CONSIDERATION OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

8. 1999.306C (KEYLON)
2159 and 2169 CHESTNUT STREET, south side between Pierce and Steiner Streets, Lots
16 and 19 in Assessor's Block 490 -- Request for Conditional Use Authorization to exceed
the permitted use size of 3,999 square feet per Planning Code Section 711.90, by
constructing an interior connection between two existing separate retail stores in an NC-2
(Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 19, 1999)

Note: On July 15, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +4 to -2 (Commissioners Chinchilla and Joe). At the direction of Commission President Theoharis, staff would return with a Motion and findings reflecting the Commission's

decision.

SPEAKER(S): Bob Engel

ACTION: Approved with Conditions

AYES: Chinchilla, Joe, Martin, Richardson

NAYES: Theoharis, Mills, Antenore

ABSENT: None Motion No.: 14873

F. REGULAR CALENDAR

9. 98.321E (NISHIMURA) 554 MISSION STREET, CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR), Lots 15, 17, and 18 in Assessor's Block 3708; north side between First and Second Streets, bordered by Golden Gate University and Jessie and Anthony Streets; within the C-3-O (Downtown Office) District and a 500-S Height and Bulk District (Lot 18) and a 550-S Height and Bulk District (Lots 15 and 17). The proposed project would be demolition of a six-story approximately 65,000-square-foot office/retail building at 562 Mission Street and removal of two adjoining parking lots, and new construction of a 31-story, approximately 420-foot high building containing approximately 660,000 gross square feet of office space and 5,000 square feet of ground floor retail space with Planning Code-required freight loading and a three-level basement parking garage holding about 215 parking spaces (or 330 valet-service spaces). Approximately 13,850 square feet of open space would be provided on the eastern portion of the approximately 39,800-square-foot project site. The project would require approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts), 321 (Office Development: Annual Limit), and 157 and 303

NOTE: The public hearing for this item is closed; the public comment period for the Draft EIR ended on July 22, 1999.

SPEAKER(S): None

ACTION: Upheld the Certification

(for parking exceeding accessory amount).

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Antenore
Motion No.: 14870

10. 98.765E (WONG) 700-768 SEVENTH STREET (601 TOWNSEND STREET); westside of Seventh Street at Townsend Street; Lots 1, 4, 5 and 6 in Assessor's Block 3799; within an M-2 (Heavy Industrial) zoning district and a 50-X height and bulk district. Appeal of Preliminary Negative Declaration. The proposed project would convert the Baker & Hamilton Building, City Landmark #193, from retail sales/warehouse to office use. The basement would remain in storage use, as at present. Interior and minor exterior alterations are proposed. Proposed on the adjacent undeveloped lots now used for parking (Lots 4, 5, and 6) is the new construction of a 318-space, 50-foot-tall parking garage, fronting on King Street, and a fourstory, 50-foot-tall office building, fronting on Townsend Street. The Baker & Hamilton Building rehabilitation would result in approximately 216,250 gross square feet (gsf) of office space and about 73,500 gsf of basement storage space. The new office building, to the west, would contain about 57,400 gsf of office space.

SPEAKER(S): None
ACTION: Withdrawn

11. 1999.149C (LeBLANC)
635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in
Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c)

of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

(Continued from Regular Meeting of August 19, 1999)

SPEAKER(S):

None

ACTION:

Continued as Proposed

AYES:

Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT: None Antenore

12. 1999.253C

(WASHINGTON)

1597 SLOAT BOULEVARD, Lot 004 in Assessor's Block 7255, bounded by Clearfield Drive to the west, and Everglade Drive to the east. - Request for a Conditional Use authorization under Section 780.1. of the Planning Code to allow a business establishment in the NC-S Neighborhood Commercial Shopping District and Lakeshore Plaza Special Use District to remain open 24 hours including the hours between 11:00 pm and 6:00 am.

SPEAKER(S):

Ahmad Mohazed, Chuck Kutchko, Phyllis Abad, Bruce Selby, Chris Menitzkes, Evelyn Black, Ronald Chung, Bud Wilson,

Barbara Cansini, Bill Cansini, Patricia Diaz Frank, Thomas

Kyles, Susan Gottier, Steven Currier

ACTION:

Disapproved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES:

None

ABSENT: Motion No.: None 14871

13. 1999.197C

(BEATTY)

314 COLUMBUS AVENUE, north side between Vallejo Street and Broadway, Lot 13 in Assessor's Block 145-- Request for Conditional Use Authorization to extend the hours of operation for an existing Full Service Restaurant in the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

SPEAKER(S):

Farsha Maasafesa, Marsha Garland

ACTION:

Approved with Conditions

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES:

None

Motion No.:

None 14872

G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:22 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

14. 1999.235D

(KEYLON)

3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of August 19, 1999)

SPEAKER(S): Non

ACTION: Continued to September 2, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

15. 98.429DD (PURVIS)

549 3rd STREET, northeast corner of South Park Avenue, Lot 071 in Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District. This Discretionary Review case was originally heard by the Planning Commission on February 25, 1999, and is being reheard due to the proposed elimination of a previously added project elevator.

SPEAKER(S): None

ACTION: Continued to September 2, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

16. 98.989D

324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one legal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

SPEAKER(S): Steven Collier, David Baker, David Barnard, Henry Kirsch,

Gerald Hupert, Bonnie May, Gary Jenkins, Bill Jones

ACTION: Continued to September 16, 1999. Following public testimony,

the Commission Closed the Public Hearing.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

Adjournment: 3:58 P.M.

(LI)



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, September 2, 1999

DOCUMENTS DEPT.

1:30 PM

OCT - 3 2000

Regular Meeting

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Linda Avery, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.



Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.



PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Linda Avery - Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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(2) requesting staff to report back on a matter at a subsequent meeting; or

(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Ray Martelli

Re:

Patricia Vaughey

Re:

Jim Stillwell

Re: 635 Brunswick Street

Jose Santiago

Re: 635 Brunswick Street

Victor Raddllano

Re: 635 Brunswick Street

Barbara Garcia

Re: 635 Brunswick Street

Enricque Padilla

Re: 635 Brunswick Street

Steven Currier

Re: 635 Brunswick Street

Paul McKinna

Re: 635 Brunswick Street

Jack Kellihan

Re: 545 Leavenworth Street

Garrett Jenkins

Re: 545 Leavenworth Street

Charles Clary

Re: Executive Park DEIR

Jake McGoldrick

Re: 450 A & B 11th Avenue

Joe O'Donoghue

Re: Housing south of Market



B. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of Adoption - draft minutes of 8/19/99 & 8/24/99. None

SPEAKER(S):

ACTION: Adopted

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

- 2. Commission Matters.
 - Theoharis 545 Leavenworth Street: 450 A & B 11th Avenue

C. DIRECTOR'S REPORT

- Director's Announcements. 3.
 - Announced that on September 23, 1999 the Department will honor the former Zoning Administrator, Bob Passmore, with a formal resolution.
- 4. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None
- 5. Work Program Update.

SPEAKER(S): Jake McGoldrick

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

6. Discussion of "displacement and abandonment" as it relates to the Industrial Protection Zone (IPZ) Interim Controls.

SPEAKER(S): Chris Mori, Sue Hestor, Dick Millet, Jeffrey Lieberwitz, Jake

McGoldrick

ACTION: Continued to September 9, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

D. REGULAR CALENDAR

7. 1999.442F (WONG) PUBLIC HEARING ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT

REPORT (DSEIR) FOR THE EXECUTIVE PARK DEVELOPMENT PLAN: Portions of Lots 75, 85, 86 and 88/90 of Assessor's Block 4991; Lots 24, 61, and 65 of Assessor's Block 153 (within the area generally bounded by Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the east, and Bayview Hill to the north). The proposal is to complete construction of the Executive Park Development previously approved by the Planning Commission. The project sponsor is requesting modifications of the Conditional Use authorization and an extension of the authorization beyond December 1999. Build-out of the project's remaining development would occur on the parcels noted above, within four areas: north of Executive Park Boulevard North in existing parking lots, on both sides of Thomas Mellon Drive, south of Alana Way, and south of Crescent Way in the residential portion of the site. The balance of the project to be developed includes a total of about 1.324 milion gross square feet (gsf) of office space, 57,500 gsf of retail and restaurant space, a 25,000-gsf



health club, a 10,000-gsf day care center, parking for about 2,438 vehicles (or more, with a variant that would involve an additional 1,400 to 1,870 parking spaces), a hotel with 350 rooms, and about 263 residential units with about 488 parking spaces.

Note: Comments on the Draft SEIR will be accepted until 5:00 p.m. on September 14, 1999.

SPEAKER(S): Ralph House, Charles Clary, Faith Raider, Dwayne Jones, Julie

Cavanaugh, George Yerde

ACTION: Public Hearing Closed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

8. 1999.149C (LeBLANC)

635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3 (c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

(Continued from Regular Meeting of August 26, 1999)

SPEAKER(S): Executive Director of the Facility

ACTION: Continued to September 9, 1999. Following a review of

additional conditions, the Commission passed a Motion of Intent to disapprove by a vote of +4 to -3 (Antenore, Joe,

Richardson).

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None

9. 1999.372L (PAEZ)

4040 17th STREET, north side near the intersection of Market and Castro Streets, Assessor's Block 2623 Lot 12. Consideration of a proposed Landmark designation for the McCormick House pursuant to Planning Code Section 1004 and the June 16, 1999 recommendation of the Landmarks Preservation Advisory Board set forth in Resolution No. 514. The subject property is within an RH-3 (House, Three-Family) Zoning District and a 40-X Height and Bulk District.

SPEAKER(S): Tim Kelly, Judith Lamb

ACTION: Approved

AYES: Theoharis, Antenore, Joe, Martin, Richardson

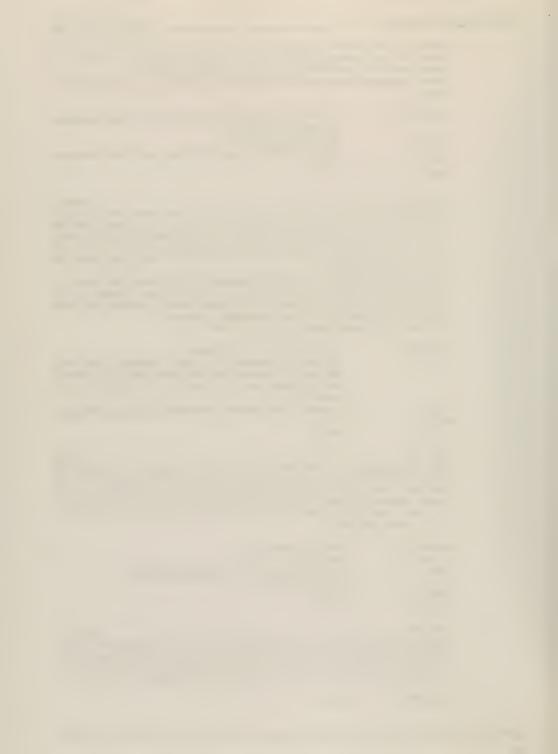
NAYES: Mills, Chinchilla

ABSENT: None Motion No.: 14874

10. 1999.406C (MILLER)

2801 26th STREET, southwest corner at Hampshire Street, Lot 1 in Assessor's Block 4334 -- Request for authorization of a CONDITIONAL USE for conversion of a skilled nursing facility to a RESIDENTIAL CARE FACILITY for the elderly with capacity for approximately 33 residents, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): None



ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: None Motion No.: 14875

11a. 1999.416<u>C</u>V (MILLER)

2516-2524 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- Request for authorization of a CONDITIONAL USE for addition of approximately 21 TOURIST HOTEL rooms to an existing residential hotel (also the subject of a requested Variance of the off-street parking requirements of the Planning Code), partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District.

SPEAKER(S): Subject Property Owner, Brett Gladstone, Representative from

Mission Housing

ACTION: Approved as Amended with Conditions

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

NAYES: None
ABSENT: Chinchilla
Motion No.: 14876

11b. 1999.416CV (MILLER)

2516-2524 MISSION STREET, west side between 21st and 22nd Streets, Lot 61 in Assessor's Block 3616 -- partially within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District and partially within an RH-3 (House Three-Family) District and a 50-X Height and Bulk District. OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add approximately 21 tourist hotel rooms to an existing residential hotel with nine rooms (also the subject of a request for the authorization of a Conditional Use) without off-street parking. In addition, the existing off-street parking, located on and accessed through Residentially zoned property on Bartlett Street, would be eliminated leaving no off-street parking spaces on the subject property.

The variance will be considered by the Zoning Administrator.

SPEAKER(S): Subject Property Owner, Brett Gladstone, Representative from

Mission Housing

ACTION: Zoning Administrator closed the public hearing

12. 1999.398C (WILSON)

<u>275 OLYMPIA WAY</u> (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): Gary Serrin, Siu Ling Chen

ACTION: Continued to September 16, 1999. Following public testimony

the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of

the Church attend the Septmeber 16 hearing.

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

NAYES: None
ABSENT: Chinchilla



E. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:42 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 1999.235D (KEYLON)

3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of August 26, 1999)

SPEAKER(S): None

ACTION: Continued to September 16, 1999.

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

NAYES: None
ABSENT: Chinchilla

14. 1999.544D (PEPPER)

1844 GREENWICH STREET, north side between Octavia and Laguna Streets, Lot 010 in Assessor's Block 0506 -- Request for Discretionary Review of Building Permit Application No. 9905422, proposing to add a second dwelling unit by adding a third floor to the existing single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKER(S): Ray Martelli, Mark Brand, Don Ciebs

ACTION: No DR

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

NAYES: None ABSENT: Chinchilla

15. 98.429DD (PURVIS)

549 3rd STREET, northeast corner of South Park Avenue, Lot 071 in Assessor's Block 3775 -- Request for Discretionary Review of Building Permit Application No. 9823199, proposing to construct a new 40-foot high, 4-story building with 12 live/work units and 17 off-street parking spaces in a SLI (Service/Light Industrial) District. This Discretionary Review case was originally heard by the Planning Commission on February 25, 1999, and is being reheard due to the proposed elimination of a previously added project elevator. (Continued from Regular Meeting of August 26, 1999)

SPEAKER(S): James Hutchinson, Sue Hestor, Jim Rubin, Joe O'Donoghue,

Bill Rhinpulcher

ACTION: No DR

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

NAYES: None ABSENT: Chinchilla

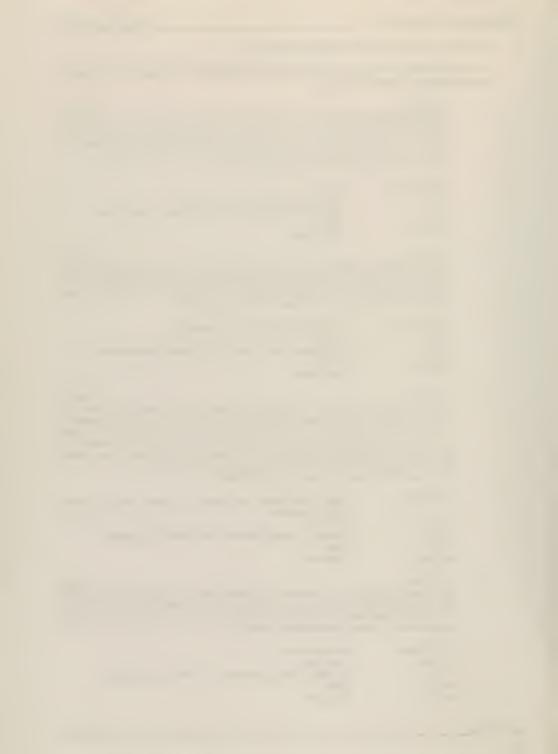
16. 1999.133D (ALVIN)

48 ELIZABETH STREET, north side between Guerrero Street and San Jose Avenue, Lot 011 in Assessor's Block 3646 -- Request for Discretionary Review of Building Permit Application No. 9822400, proposing to construct a three-story rear addition to an existing two-story duplex in a RH-3 (House, Three-Family) District.

SPEAKER(S): DR Requestor ACTION: Withdrawn

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

NAYES: None ABSENT: Chinchilla



Adjournment: 6:44 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, September 9, 1999

DOCUMENTS DEPT.

1:30 PM

Regular Meeting

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a



general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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PRESENT: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Neil Hart, Jim Nixon, Paul Rosetter, Catherine Baumann, Michael Li, Michael Kometani, Mary Koonts, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.871E (COOPER)

730 FLORIDA STREET, Assessors Block 4082, Lot 9. Appeal of Preliminary Negative Declaration. The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and ore loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999.

(Continued from Regular Meeting of August 5, 1999) (Proposed for Continuance to September 16, 1999)

SPEAKER(S): None

ACTION: Continued to September 23, 1999

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

2. 98.244E (POSTERNAK)

2901 CALIFORNIA STREET, Assessor's Block 1029, Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site currently contains a private coeducational high school (Drew College Preparatory School) comprised of three buildings that total about 16,300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard setback requirements of the San Francisco Planning Code and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning District.

(Proposed for Continuance to October 7, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

3a. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of



office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of August 12, 1999) (Proposed for Continuance to October 14, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

3b. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of August 12, 1999) (Proposed for Continuance to October 14, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Jake McGoldrick

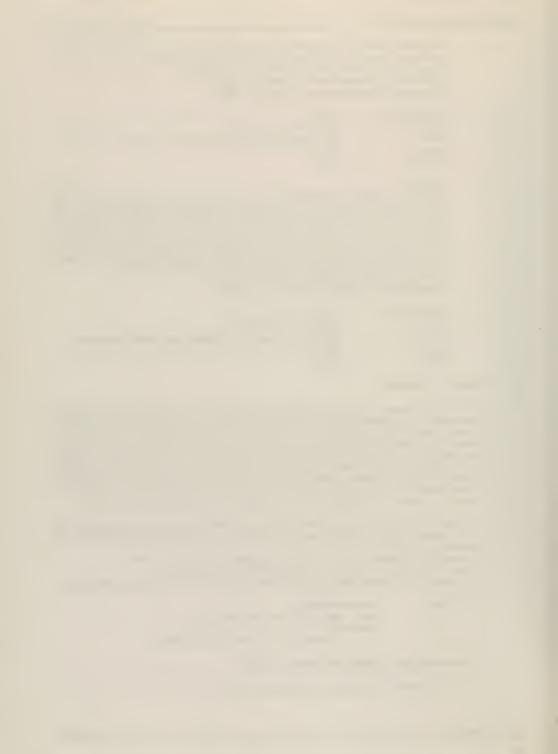
Re: Illegal units in the Richmond District

Sue Hestor

Re: Penalizing of developers who break the rules

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption - draft minutes of 8/26/99.



SPEAKER(S): None
ACTION: Adopted

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills

- Commission Matters.
 - Theoharis Illegal units in the Richmond District

D. DIRECTOR'S REPORT

6. Director's Announcements.

- Announced the recognition of Andrea Green and Neil Hart by the State Commission of Historical Resources.
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA None
- 8. 545 LEAVENWORTH STREET Review and clarify Commission's Conditions on the Affordable Housing component of the project.

SPEAKER(S):

Garrett Jenkins, Brother Kelley Faun

ACTION:

None

 Discussion of "displacement and abandonment" as it relates to the Industrial Protection Zone (IPZ) Interim Controls.

(Continued from Regular Meeting of September 2, 1999)

SPEAKER(S): ACTION:

Dick Millett, Sue Hestor, Jake McGoldrick Initiation scheduled for September 23, 1999

E. CONSIDERATON OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

10. 1999.149C (LeBLANC)

635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3(c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 15 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

Note: On September 2, 1999, following review of legal ramifications of additional conditions, the Commission passed a Motion of Intent to disapprove by a vote of +4 to -3 (Antenore, Joe, Richardson).

(Continued from Regular Meeting of September 2, 1999)

SPEAKER(S):

None

ACTION:

Continued to September 23, 1999

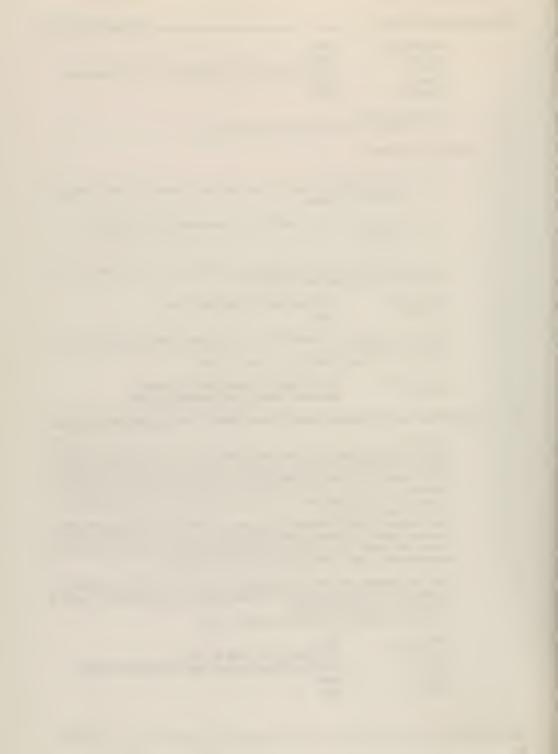
AYES:

Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES:

None

ABSENT:



F. REGULAR CALENDAR

11. 1999.575T (MONTAÑA)

INITIATION OF CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a proposal to initiate an amendment to the Planning Code by amending Section 303 thereof to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval or have become a public nuisance. The process would involve a public hearing to consider revoking the conditional use permit, modifying conditions of approval or taking other abatement action and would include an opportunity to appeal a decision to the Board of Supervisors.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Motion No.: 14877

12. 1999.537ET (KOMETANI)

TEXT AMENDMENT TO ARTICLE 10 OF THE PLANNING CODE, -- Consideration of an amendment to provide for Certificate of Appropriateness approval of alterations to Cityowned parks, squares, plazas and gardens on a landmark site, where the designating ordinance identifies the alterations that require such approval.

SPEAKER(S): Daniel Reidy, Tim Kelly, Nancy Shanahan

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Motion No.: 14878

13. 98.270L (KOMETANI)

<u>LANDMARK DESIGNATION OF WASHINGTON SQUARE</u>, a City park bounded by Stockton, Union, Powell, and Filbert Streets, Lots 1 and 2 in Assessor's Block 102 -- Request to approve the designation of Washington Square as a landmark. The subject property is zoned P (Park) District and is in a OS (Open Space) Height and Bulk District.

SPEAKER(S): Daniel Reidy, Herb Kosovitz, Julie Ostroberg, Nan Roth,

Unidentifiable Speaker, Joan Levy

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Motion No.: 14879

14. 1999.304L (KOMETANI)

<u>2066 PINE STREET</u>, The Madame C.J. Walker Home for Girls and Women, north side between Laguna and Buchanan Streets, Lot 8 in Assessor's Block 240 -- Request to approve the designation of the Madame C.J. Walker Home for Girls and Women as a Landmark. The subject property is zoned RH-2 (Mixed Residential, Moderate Density) District and is in a 40-X Height and Bulk District.

SPEAKER(S): Daniel Reidy, Tim Kelly, Edith B. Smith, Cossandra Parker,

Danine Lang

ACTION: Approved

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson



NAYES: None ABSENT: Mills Motion No.: 14880

15. 98.366C (LI)

1111-1175 CALIFORNIA STREET, southwest corner at Taylor Street; Lot 20 in Assessor's Block 253: Request for Conditional Use authorization to establish a wireless telecommunications facility in an RM-4 (Residential, Mixed, High Density) District, and a 65-A Height and Bulk District. The proposed project is the installation of one panel antenna on the facade of the existing building and five equipment cabinets inside the building as part of a wireless transmission network operated by Sprint Spectrum.

SPEAKER(S): None

ACTION: Approved as Amended with Conditions

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Motion No.: 14881

16. 1999.236C

1750-1758 POLK STREET, east side between Clay and Washington Streets; Lot 20 in Assessor's Block 620: -- Request for Conditional Use authorization to establish a small self-service restaurant in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. Arsen's Liquor & Deli, currently classified as a retail service, is proposing to add indoor seating, which would change its classification from a retail service to a small self-service restaurant.

(Continued from Regular Meeting of August 26, 1999)

SPEAKER(S): None

ACTION: Approved with Conditions

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Motion No.: 14882

17. 1999.360C (MARTIN)

1001 SOUTH VAN NESS AVENUE, southeast corner of 21st Street and South Van Ness Avenue, Lot 062 in Assessor's Block 3614 -- Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail imported goods grocery store per Planning Code Section 186.1(c)(5) within the Mission Alcoholic Beverage Special Use Subdistrict and from its present location within an NC-2 (Small-Scale Neighborhood Commercial) District to its proposed location within an RM-2 (Residential, Mixed, Moderate Density) District and a 50-X Height and Bulk District.

SPEAKER(S): Luis Hernandez, Dolores Reyes, Michael Sagala, Salty

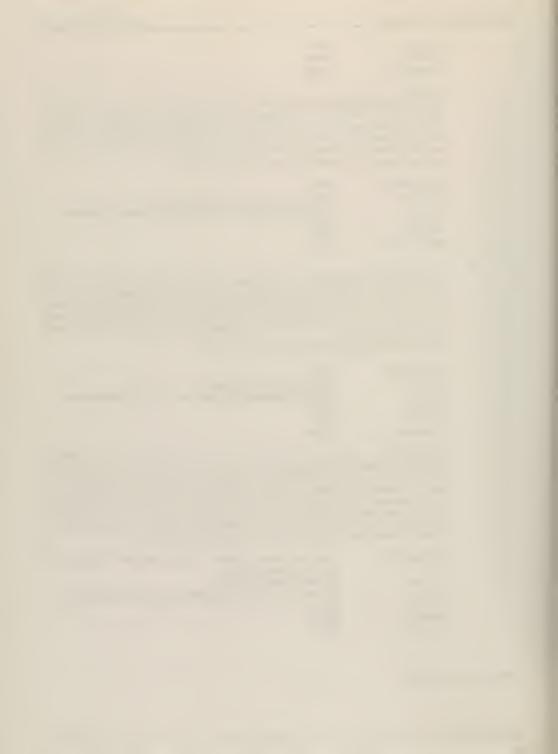
Abraham, Mary Jackson

ACTION: Approved with Conditions

AYES: Theoharis, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Mills Motion No.: 14883

Adjournment: 3:48 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, September 16, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

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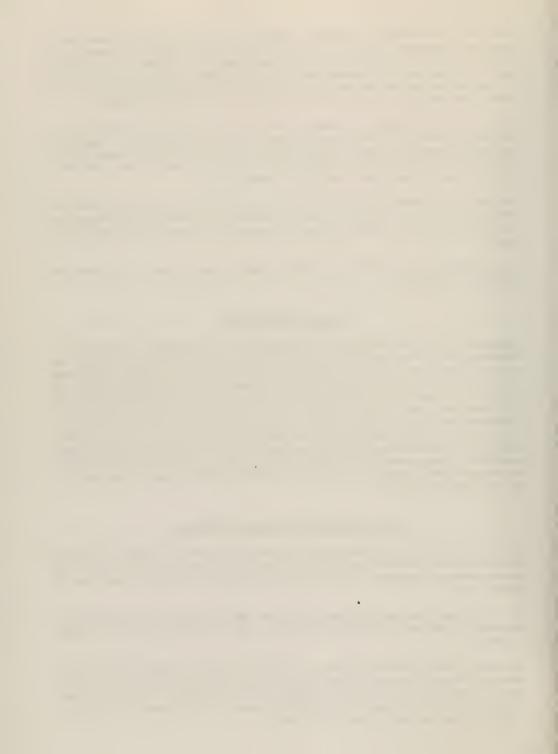
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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Neil Hart, Adam Light, Amit Ghosh, Paul Rosetter, Edy Zwierzycki, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

98.500D (MILLER)
 111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through
 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit
 Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an
 SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for
 inclusion in an Industrial Protection Zone.

(Continued to September 23, 1999)

SPEAKER(S): ACTION:

2. 1999.398C (WILSON)

<u>275 OLYMPIA WAY</u> (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the Septmeber 16 hearing.

(Continued from Regular Meeting of September 2, 1999)

None

None

(Proposed for Continuance to September 23, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

3. 1999.034C (SMITH)

1266 SACRAMENTO STREET, north side between Jones and Taylor Streets; Lot 7 in Assessor's Block 221 - Request for Conditional Use Authorization to allow a greenhouse on the roof of an existing three-story building exceeding 40-feet in height, per Section 253 of he Planning Code, within a RM-3 (Mixed Residential, Medium Density) District and 65-A Height and Bulk District.

(Proposed for Continuance to September 23, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin



4. 98.891E (AHMADI)

2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.

(Continued from Regular Meeting of August 12, 1999) (Proposed for Continuance to October 7, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

5. 98.173E (POSTERNAK)

526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.

(Continued from Regular Meeting of July 22, 1999) (Proposed for Continuance to October 7, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

6. 1999.008E (BLOMGREN)

1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with 35-49 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.

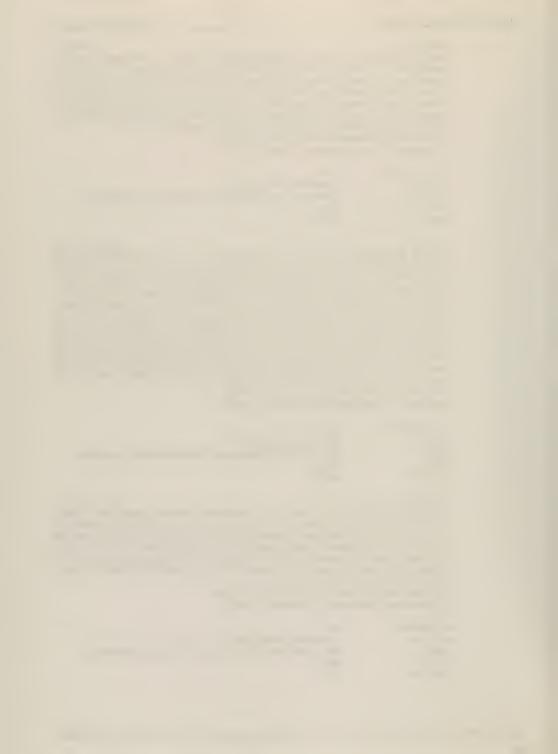
(Continued from Regular Meeting of August 19, 1999) (Proposed for Continuance to October 7, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin



7. 98.989D (LI)

324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one illegal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.

(Continued from Regular Meeting of August 26, 1999) (Proposed for Continuance to October 7, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

8. 1999.194E

(WONG) 3995 ALEMANY BOULEVARD, Appeal of the Preliminary Negative Declaration; southside between Worcester and St. Charles Avenues; Lot 3 of Block 7126A, and Lot 28 of Block 7151; within an NC-S (Neighborhood Commercial Shopping Center) zoning district and within a 40-X height and bulk district. At an existing retail shopping center containing 115,000 square feet of retail space and 293 parking spaces, the project would renovate and enlarge the existing building to construct 412 dwelling units atop and adjacent to the retail stores, plus parking. Retail space would decrease by about 22 percent, to approximately 90,000 square feet. The project would provide a total of about 748 parking spaces, both on the surface and in two-story garages. As part of the renovated shopping center, an existing Lucky supermarket would be enlarged and an existing Rite Aid drugstore retained but reduced in size, compared to present conditions. There would also be up to eight smaller stores. The renovated building would be a total of 40 feet tall, measured according to the Planning Code, including both the retail and residential uses. The project's retail stores and residential units would be permitted uses in the NC-S district.

(Proposed for Continuance to October 21, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

(WILSON) 9. 1999.367C

634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.

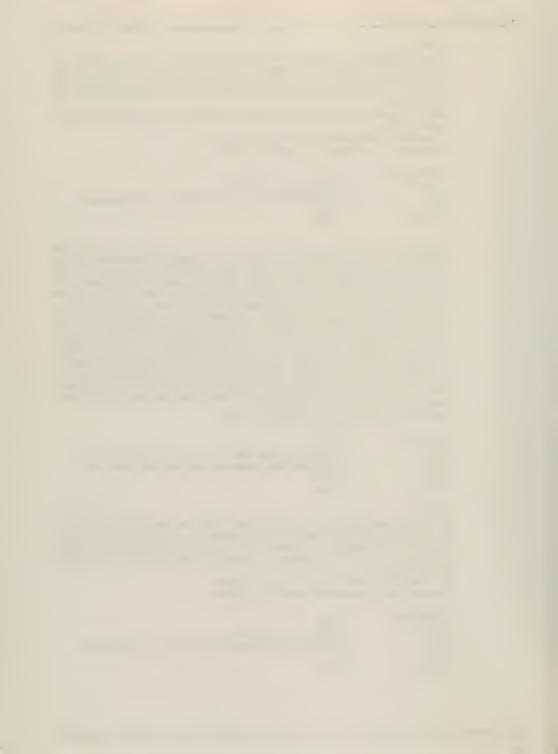
(Continued from Regular Meeting of August 19, 1999) (Proposed for Continuance to November 18, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin



B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Patricia Vaughey

Re: DR applications on Chestnut and Divisadero Streets

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of Adoption - draft minutes of 9/2/99.

SPEAKER(S): None
ACTION: Adopted

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

- Commission Matters.
 - Mills request for a presentation by the Transportation Authority, MUNI, and other
 pertinent agencies on citywide transportation issues within three weeks or
 thereabout.

D. DIRECTOR'S REPORT

- 12. Director's Announcements.
 - None
- 13. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA 401 Main Street (Upheld)

E. REGULAR CALENDAR

14. 1999.512T

APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.



SPEAKER(S): Supervisor Leland Yee, Patricia Vaughey, Chris Dittenafer

ACTION: Continued to October 21, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

15. 1999.566B (BAÑALES)

475 BRANNAN STREET, south side between 3rd and 4th Streets; Lot 31 in Assessor's Block 3787 --Request for amendment to a previously approved authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code, pursuant to Motion No. 14685. The previous approval was for 61,000 square feet of office space for a total of 241,000 square feet. The new proposal would allow 63,500 square feet of office space for a total of 243,500 square feet. The net change results in an additional 2,500 square feet of office space relative to the original approval. No change to the building envelope or exterior dimensions of the building would occur. The increase in office space would be accomplished by converting 2,500 square feet of ground floor retail to office. The site is within an SSO (Service Secondary Office) and 65-X Height and Bulk District.

SPEAKER(S): Robert McArthy
ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin Motion No.: 14884

16. 1999.365L (LIGHT)

<u>2750 SLOAT BOULEVARD</u>, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request to approve the designation of the Doggie Diner Sign as a landmark. The subject property is zoned NC-2 (Neighborhood Commercial, Small Scale) District and is in a 100-A Height and Bulk District.

SPEAKER(S): None

ACTION: Continued to October 14, 1999

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin

17. 1999, 431C (WASHINGTON)

599 SKYLINE BOULEVARD, Lots 001, 002, 003, 006, 007 in Assessor's Block 7284, bounded by John Muir Drive to the north;, and the San Mateo County line to the south. - Request for a Conditional Use authorization under Section 209.5. of the Planning Code to expand the services of the Olympic Club Golf Course. This request is to allow the construction of a 940 square foot golf training facility. The property is located in the RH-1(D) House One-family (Detached Dwellings) District 40-X Height and Bulk.

SPEAKER(S): Tony Pantalleoni

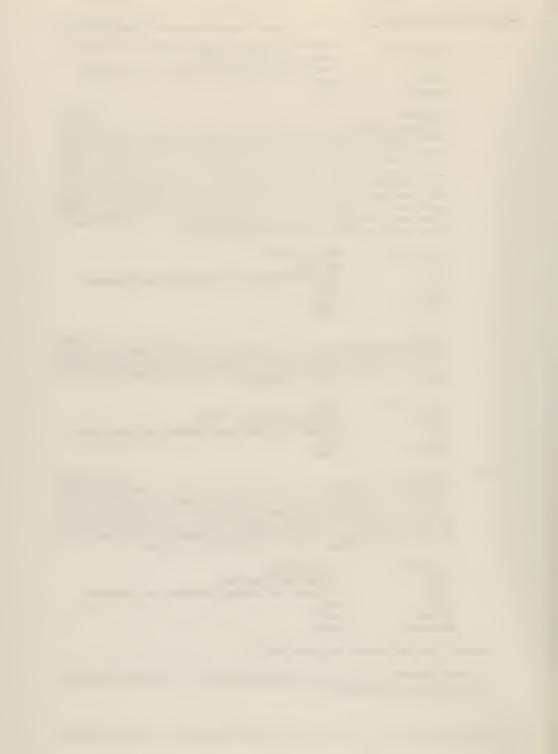
ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: None ABSENT: Martin Motion No.: 14885

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 2:33 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.



18. 98.867D

(ZWIERZYCKI)

925 COLE STREET, west side between Carl Street and Parnassus Avenue, Lot 003 in Assessor's Block 1272 -- A Staff-initiated Discretionary Review of Building Permit Application No. 9903874, proposing to obtain authorization to install an automated teller machine (ATM) recessed three feet from the front property line in a NC-1 (Neighborhood-Commercial, Cluster District).

SPEAKER(S):

ACTION:

Jacob Malek-Zaden, Don James, Leo Woodrin, Bevin Dufty Continued to October 14, 1999. Following public testimony, the Commission Closed the Public Hearing. A motion to Take DR and disapprove the application failed to carry by a vote of +3 to -3 (Theoharis, Mills, and Joe). At the direction of Commission President Theoharis, absent Commissioner Martin would review the official transcript and other pertinent

materials prior to casting his vote.

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Richardson

NAYES: ABSENT:

None Martin

19. 1999.235D

(KEYLON)

3951 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 033 in Assessor's Block 0991 -- Request for Discretionary Review of Building Permit Application No. 9813348, proposing to construct a new fourth story on top of an existing two-story-over-garage single-family dwelling in a RH-1 (House, One-Family) District. (Continued from Regular Meeting of September 2, 1999)

SPEAKER(S):

None

ACTION:

Taken off Calendar.

Adjournment: 2:51 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, September 23, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.



Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6547.

Accessible Meeting Policy

Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.ns/ethics/.



PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:31 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallager - Zoning Administrator, Neil Hart, Amit Ghosh, Paul Rosetter, Jim Nixon, Diane Wong, Linda Avery, Andrea Green, Patricia Gerber, Larry Badiner, Rick Cooper, Tim Blomgren, Tony Kim, Susan Wong, Irene Cheng-Tam, Agnes Lau, Irene Nishimura, David Lindsay, Pedro Arce, Corey Alvin, Ellen miramontes, Gia Brown, Delvin Washington, Michael Li, Judy Martin, May Fung, Angelica Chiong, Allison Borden, Jason Smith, John Billovits, Paul Rosetter, Catherin Baumann, Paul Maltzer, Jan Beatty, Stephen Shotland, Charles Rivasplata, Sharon Young, Kelley LeBlanc, Edy Zwierzycki, Isolde Wilson, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.871E (COOPER)

730 FLORIDA STREET, Assessors Block 4082, Lot 9. Appeal of Preliminary Negative Declaration. The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and ore loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999.

(Continued from Regular Meeting of September 2, 1999)

(Proposed for Continuance to October 14, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Theoharis

2. 98.871D (ALVIN)

730 FLORIDA STREET, west side between 19th and 20th Streets, Lot 009 in Assessor's Block 4082 -- A Staff-initiated Discretionary Review of Building Permit Application Nos. 9900244 and 9900245, proposing the demolition of a two-story, vacant warehouse building, and the construction of a 24-unit live/work building with four ground floor store fronts in a M-1 (Light Industrial) District.

(Proposed for Continuance to October 14, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Theoharis

3. 98.712D (ZWIERZYCKI)

36-46 STATES STREET, south side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District.

(Proposed for Continuance to October 14, 1999)



SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Theoharis

4. 98.500D (MILLER)

111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.

(Proposed for Continuance to October 28, 1999)

SPEAKER(S): None

ACTION: Continued to October 7, 1999

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Theoharis

5. 98.604E (NAVARRETE)

MISSION STEUART HOTEL AND MUNI LAYOVER RELOCATION-- Public Hearing on Draft Environmental Impact Report. On Assessor's Block 3714, Lots 6, 7, 8, 9, and 17, the approximate 35,000 square-foot project is currently used as a MUNI bus layover yard. The proposed project would rezone the project site and construct a hotel with accessory uses following relocation of MUNI bus layover functions. The existing MUNI bus layover yard, including buses and the portable restroom on the site, would be removed and bus layover functions would be relocated to streets in the area. The new layovers are proposed to be in the following locations, all between Mission and Market Streets: No. 7, No. 21, and No. 71 lines would layover on the east side of Steuart Street; No. 9 line would be relocated to the east side of Main Street near Mission Street; Nos. 14, 14L and 14X would remain on the west side of Steuart Street; and No. 31 line would be moved to the north side of Mission Street near Main Street. Two bus lines (No. 2 and No. 6) would relocate to the Transbay Terminal. The project would construct a hotel which varies from 40 to 84 feet in height, containing approximately 200 hotel rooms, 3,000 square feet of retail space, 2,200 square feet of meeting room space, 3,800 square feet of valet parking space, one off-street loading space, and six bicycle spaces. The project would accommodate a transit shelter on the project site, adjacent to the hotel. The project site is located in a P (Public) zoning district and in an 84-E and OS (Open Space) height and bulk district. PROPOSED FOR CONTINUANCE TO DECEMBER 16, 1999. Note: Public comments will be accepted from August 21, 1999, to December 16, 1999 at 5:00 p.m. or the close of the Public Hearing before the Planning Commission, whichever is later.

(Proposed for Continuance to December 16, 1999)

SPEAKER(S): None

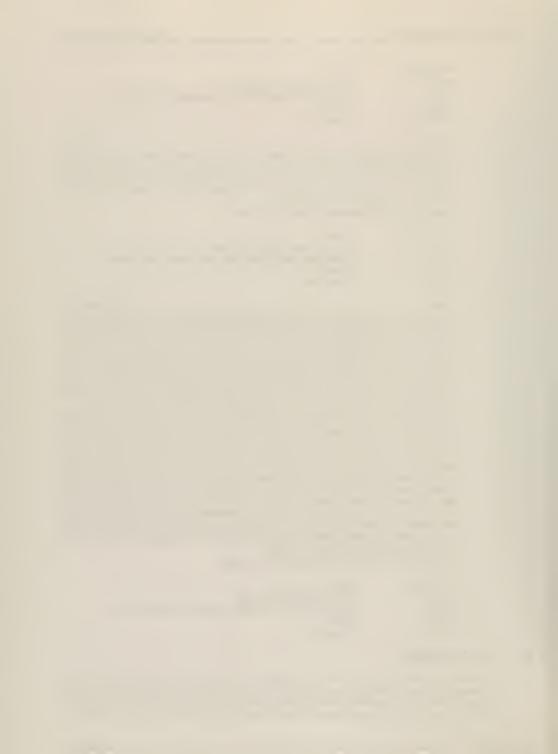
ACTION: Continued as Proposed

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a



public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Lisa Lowe

Re: 2277 Green Street DR application.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of Adoption - draft minutes of 9/9/99.

SPEAKER(S):

None

ACTION:

Adopted

AYES:

Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: ABSENT:

Theoharis

- Commission Matters.
 - None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Response to Commissioner Mills' request for a transportation presentation.
 - Recognition of Jonas Ionin's leave and Linda Avery's return to the position of Commission Secretary.
- Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BoS None
 - BoA Blockbuster Appeal on Irving Street (Upheld)
- Consideration of Adoption Resolution honoring former Zoning Administrator Robert W. Passmore.

SPEAKER(S):

Dick Millett, George Williams, Michael Burk, Barbara Sahm,

Robert McArthy, Terry Milne, Robert Passmore

ACTION: Adpoted

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

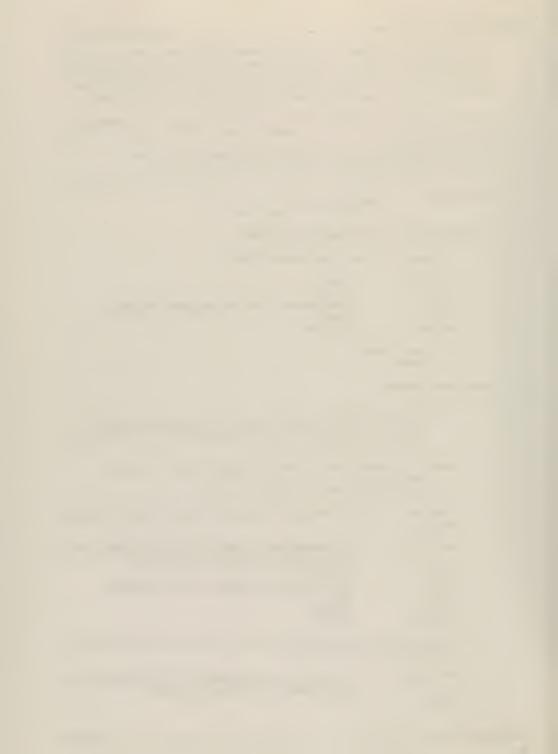
NAYES: None
ABSENT: Theoharis
Motion No.: 14886

 Status report on the Annual Limit (Office Development Limitations Program, Planning Code Sections 320-325) for office buildings.

SPEAKER(S): Sue Hestor, Joan Holden, Dick Millett, Vicki Strang, Brad Paul,

Robert McArthy, John Sanger, Debra Stein

ACTION: None



12. Initiation of the definition for "displacement" as it relates to the Industrial Protection Zone (IPZ) Interim Controls.

SPEAKER(S): Sue Hestor, Brad Paul, Robert McArthy, John Sanger, Debra

Stein

ACTION: Adpoted as Amended

AYES: Theoharis, Mills, Antenore, Chinchilla, Martin, Richardson

NAYES: Joe ABSENT: None Motion No.: 14887

E. CONSIDERATON OF FINDINGS AND/OR FINAL MOTION - PUBLIC HEARING CLOSED

13. 1999.149C (LeBLANC)

635 BRUNSWICK STREET, southeast side between Whittier and Lowell Streets; Lot 061 in Assessor's Block 6490 -- Request for Conditional Use authorization under Section 209.3(c) of the Planning Code to allow the establishment of a residential care facility providing lodging, board and care for a period of 24 hours or more to 7 or more persons in an RH-1 (Residential House, One-Family) District and a 40-X Height and Bulk District. The facility proposes care for a maximum of 12 persons.

Note: On May 20, 1999, following public testimony, the Commission Closed the Public Hearing, a Motion to Approve failed to carry by a vote of +3 to -4 (Theoharis, Mills, Chinchilla, Martin). At the direction of Commission President Theoharis, staff was asked to pursue legal ramifications of additional conditions.

Note: On September 2, 1999, following review of additional conditions, the Commission passed a Motion of Intent to disapprove by a vote of +4 to -3 (Antenore, Joe. Richardson).

(Continued from Regular Meeting of September 9, 1999)

SPEAKER(S): None

ACTION: Disapproved

AYES: Theoharis, Mills, Chinchilla, Martin

NAYES: Antenore, Joe, Richardson

ABSENT: None Motion No.: 14888

F. REGULAR CALENDAR

14. 1999.514C (LeBLANC)

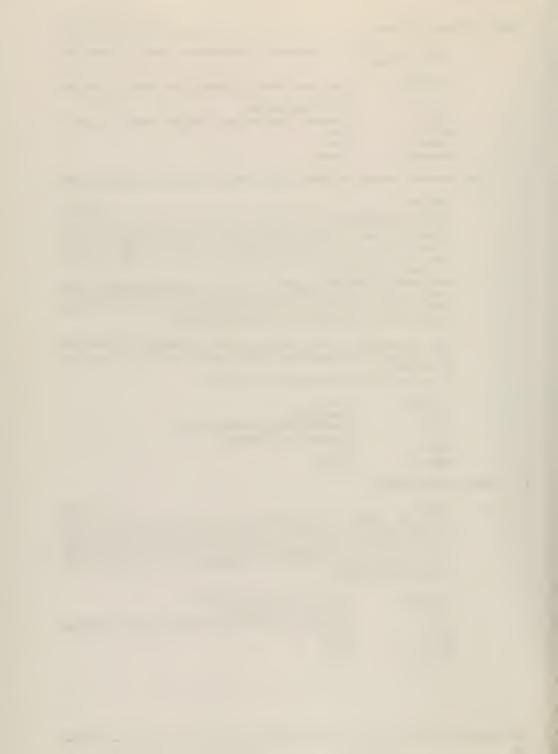
1701 OCTAVIA STREET, on the northwest corner of Bush Street; Lot 005 in Assessor's Block 0663 -- Request for Conditional Use authorization pursuant to Planning Code Section 178 (c) to allow the intensification of a permitted conditional use, and pursuant to Planning Code Section 303 (e) to modify conditions of approval found in Motion 14011, relating to the hours and days of operation for a restaurant in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): Joanna Carlinski, Michael Howard

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: None
Motion No.: 14889



15. 1999.439C (BORDEN)

<u>2168-2174 MARKET STREET</u>, north side, near the corner of 15th and Sanchez Streets; Lot 17 in Assessor's Block 3542 -- Request for a Conditional Use authorization under Section 721.83 of the Planning Code to install a total of 5 panel antennae on the roof and an interior equipment room on the fourth floor of an existing mixed-use (commercial/community facility) building as part of a wireless telecommunication network in the Upper Market Neighborhood Commercial District and a 50-X Height and Bulk District.

SPEAKER(S): Joanna Carlinski, Michael Howard

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: None
Motion No.: 14890

16. 1999.034C (SMITH)

1266 SACRAMENTO STREET, north side between Jones and Taylor Streets; Lot 7 in Assessor's Block 221 - Request for Conditional Use Authorization to allow a greenhouse on the roof of an existing three-story building exceeding 40-feet in height, per Section 253 of he Planning Code, within a RM-3 (Mixed Residential, Medium Density) District and 65-A Height and Bulk District.

(Continued from Regular Meeting of September 16, 1999)

SPEAKER(S): Albert Bartridge

ACTION: Approved with Conditions

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None
ABSENT: Antenore
Motion No.: 14891

17. 1999.398C (WILSON)

<u>275 OLYMPIA WAY</u> (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the September 16 hearing.

(Continued from Regular Meeting of September 16, 1999)

SPEAKER(S): Greg Sarah, Michael Gabersetick, Richard Lee, Steve

Jesmaijan, George Wooking, Elena Cohen, Veronica B. Hull, Shaw-Lin Chen, Carolyn Small Evelyn Crane, Debra Stein, Bill

Hammett

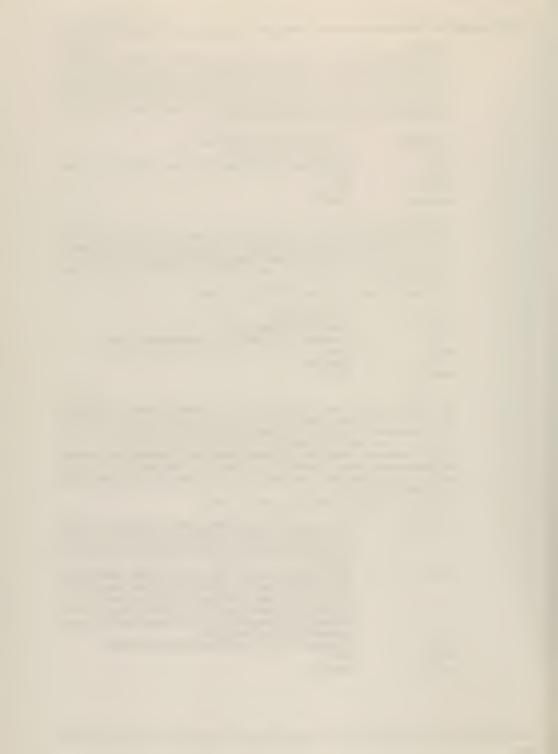
ACTION: Continued to October 7, 1999. Following public testimony the

Commission closed the public hearing with exception to testimony in regard to the location fo the equipment box. At the direction of Commission President Theoharis, staff was to evaluate the proposed locations of the equipment box and

return with its recommendation.

AYES: Theoharis, Mills, Chinchilla, Joe, Martin, Richardson

NAYES: None ABSENT: Antenore



G. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:35 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

18. 98.867D

(ZWIERZYCKI)

925 COLE STREET, west side between Carl Street and Parnassus Avenue, Lot 003 in Assessor's Block 1272 -- A Staff-initiated Discretionary Review of Building Permit Application No. 9903874, proposing to obtain authorization to install an automated teller machine (ATM) recessed three feet from the front property line in a NC-1 (Neighborhood-Commercial, Cluster District).

Note: On September 16, 1999, following public testimony the Commission closed the public hearing. A motion to Take DR and disapprove the application failed to carry by a vote of +3 to -3 (Antenore, Chinchilla, Richardson). At the direction of Commission President Theoharis, absent Commissioner Martin would review the official transcript and other pertinent materials prior to casting his vote.

(Continued from Regular Meeting of September 16, 1999)

SPEAKER(S):

None

ACTION:

No DR, approving the ATM

AYES: NAYES: Antenore, Chinchilla, Martin, Richardson Theoharis. Mills, Joe

ABSENT:

None

19. 98.805DD

(ALVIN)

475 HAMPSHIRE STREET, northeast corner between Mariposa and 17th Streets, Lot 002E in Assessor's Block 3973 -- A Staff-initiated Discretionary Review of Building Permit Application No. 9817702S, proposing construction of a six-unit live/work building on a vacant lot in a M-1 (Light Industrial) District. This project was previously heard with the intent to disapprove and scheduled for hearing. The project is back before the Planning Commission for either approval or disapproval.

SPEAKER(S):

Sue Hestor, Jim Rueben

ACTION:

No DR

AYES:

Theoharis, Mills, Chinchilla, Richardson

NAYES: ABSENT: Joe, Martin Antenore

20. 98.558D

(BEATTY)

1801 POLK STREET, northwest corner of Polk and Washington Streets, Lot 003 in Assessor's Block 0598 -- Request for Discretionary Review of Building Permit Application No. 9903204, proposing to demolish a one-story commercial building and construct a five-story building in the Polk Street Neighborhood Commercial District.

SPEAKER(S):

Sylvia Hwang, Adlai Jew, Lloyd Huey, Brin Huey, Unidentifiable

Speaker, John Sanger, Joe O'Donoghue, Unidentifiable

Speaker

ACTION:

No DR Mills, C

AYES:

Mills, Chinchilla, Joe, Martin, Richardson

NAYES:

ABSENT:

Theoharis, Antenore

THE DRAFT MINUTES WER PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF OCTOBER 7, 1999.



ACTION: Approved as drafted

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

Adjournment: 6:18 P.M.



SAN FRANCISCO PLANNING COMMISSION

DOCUMENTS DEPT.

Notice of Meeting

SEP 2 0 1909
SAN FRANCISCO
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CANCELLATION

for

Thursday, September 30, 1999

Regular Meeting

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson
Commissioners

Jonas P. Ionin, Commission Secretary

Please be advised that pursuant to San Francisco Planning Commission Rules and Regulations, Article IV, Section 1, Regular Meetings, where there are five Thursdays in a month, the fifth Thursday of the month is canceled. Therefore, the Planning Commission is not scheduled to hold a meeting on **Thursday**, **September 30**, 1999.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, October 7, 1999

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Linda Avery, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

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Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in



written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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Accessible Meeting Policy

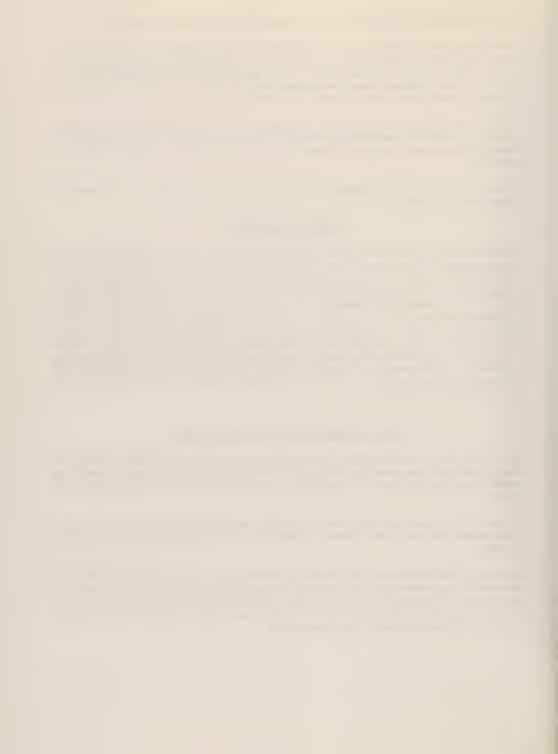
Hearings are held at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400, Fourth Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible curb side parking has been designated at points along McAllister Street. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 71 Haight/Noriega and the F Line. Accessible MUNI Metro Lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site http://www.ci.sf.ca.us/ethics/.



PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: None

1.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallagher - Zoning Administrator, Alice Glasner, Rick Cooper, Tim Blomgren, Susana Montana, Larry Badiner, Corey Alvin, Isolda Wilson, Jim Miller, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

98.244E (MALTZER) 2901 CALIFORNIA STREET, Assessor's Block 1029, Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site currently contains a private coeducational high school (Drew College Preparatory School) comprised of three buildings that total about 16,300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard setback requirements of the San Francisco Planning Code and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning District.

(Continued from Regular Meeting of September 9, 1999) (Proposed for Continuance to October 14, 1999)

SPEAKER(S):

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

2. 1999.485C (KOONTS)

1326 GRANT AVENUE, east side between Green and Valleio Streets; Lot 132 in Assessor's Block 28: -- Request for Conditional Use authorization to convert an existing small selfservice restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Proposed for Continuance to October 21, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work

NAYES: None

98.173F

3. (MALTZER) 526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots;

Minutes of Meeting Page 3



buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.

(Continued from Regular Meeting of September 16, 1999) (Proposed for Continuance to October 28, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

4. 98.559E (MALTZER)

1 ARKANSAS STREET. Assessor's Block 3952, Lot 1C. Appeal of Preliminary Negative Declaration. Proposed conversion of a manufacturing facility to personal services/office or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.

(Continued from Regular Meeting of July 22, 1999) (Proposed for Continuance to October 28, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

5. 98.891E (AHMADI)

2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area.

(Continued from Regular Meeting of September 16, 1999) (Proposed for Continuance to October 28, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the



President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Lloyd Schloegel

Re:

Patricia Vaughey

Re:

Dick Millett

Re: - Dropped from notices list

Steve Williams

Re: - Abuse of Developer/Project Sponsor to control the

scheduling of DR

- 311 Notice procedure inadequate

Sue Hestor

Re: - 311 Notices procedure is inadequate

- 1050-17th Street - staff report

Alice Barkley

Re: 1050-17th Street
Joe O'Donoghue
Re: 1050-17th Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption - draft minutes of 9/16/99.

ACTION: Approved as Drafted

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

Commission Matters.

 Antenore - Zoning Administrator's 311 Notice presentation requested staff to address the concerns raised by.

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Welcome back Linda Avery Commission Secretary
 - Hearing on Strategic Analysis Report didn't appear on calendar report in 2 weeks.
- 9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - BOS 2314 Market Street. Conditional Use Request to remove the limited tenure (food selection)... The Board overturned the Planning Commission decision
 - BOA 1050 17th Street Planning Commission decision overruled by Board of Appeals.

E. REGULAR CALENDAR

10. 98.714E (GLASNER)

350 RHODE ISLAND STREET. Public Hearing on the Draft Environmental Impact Report. The proposed project, on the block bounded by Rhode Island, Kansas, 16th and 17th Streets on Assessor's Block 3957, lot 1, would be to construct a four-story office building with 2.5 levels of underground parking. After completion, the building would contain approximately



300,000 square feet of office (intended for use by multimedia firms), about 3,000 square feet of ground floor retail, 491 self-park and 103 valet-parked spaces. This project would require the demolition of the existing industrial structure, the former NORCAL transfer station. Written comments on the Draft EIR will be accepted from until the close of business at 5:00 p.m. on October, 1999 or the close of the Public Hearing before the Planning Commission, whichever is later. Comments should be sent to Hillary E. Gitelman, Environmental Review Officer, San Francisco Planning Department, 1660 Mission Street, San Francisco 94103.

SPEAKER(S): Georgia Britton, Sue Hestor, Babbett Derek, Dick Millett,

Thomas Nelson

ACTION: Meeting held. No action taken

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

11. 1999.027E (COOPER)

160 KING STREET, between Second and Third Streets, Assessor's Block 3794, Lot 25. Public hearing on the Draft Environmental Impact Report. The proposed project would demolish the existing three-story building at 151-161 Townsend Street and construct a new, nine-story (plus mechanical penthouse), 105-foot-tall office building, including 350 off-street parking spaces on a basement level and the first four above-ground levels, and one freight loading space. The proposed new building would contain approximately 156,000 gross square feet (gsf) of office space and about 9,000 gsf of ground floor retail space. The site is a through-lot with frontages on Townsend and King Streets, directly across King Street from Pacific Bell Park, and is in an M-2 (Heavy Industrial) zoning district and a 105-F height and bulk district. The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on August 28, 1999.

SPEAKER(S): Audrey Joseph, Georgia Britton, Sue Hestor, Lloyd Schloegel

ACTION: Meeting held

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

12. 1999.008E (BLOMGREN)

1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with up to 33 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) zoning district and a 40-X height district.

(Continued from Regular Meeting of September 16, 1999)

SPEAKER(S): None

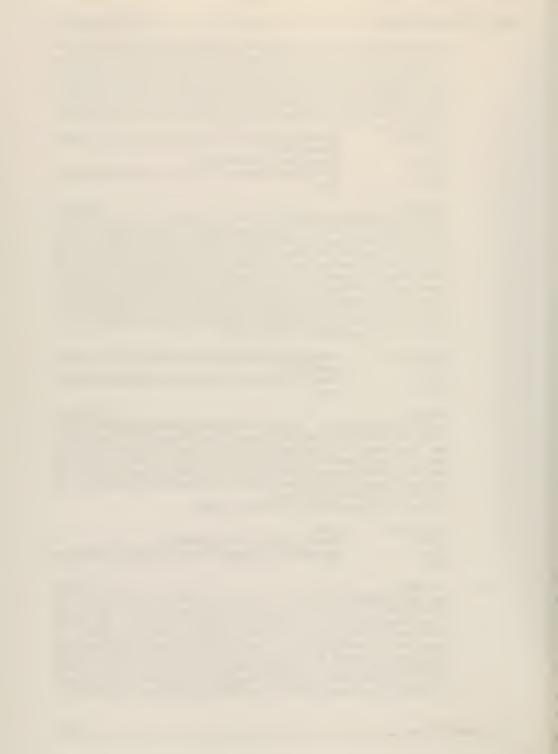
ACTION: Without hearing, continued to 10/28/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

13. 1999,008EC (WANG)

1298 BROTHERHOOD WAY, the St. Thomas More Catholic Church Campus at the southwest corner of Junipero Serra Boulevard and Brotherhood Way on both sides of Thomas More Way; Lots 2, 10, 19, and 20 in Assessor's Block 7380 - - Request for Conditional Use authorization for a Planned Unit Development (PUD) proposing (1) construction of a residential care facility, known as The Elder Care Alliance Assisted Living Facility, providing lodging, board and care to seven or more persons in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District, (2) exceptions from rear yard requirements and off-street parking requirements, and (3) relocation of the existing St.Thomas More Catholic Church parking onto a different lot,



across Thomas More Way at the St. Thomas More Elementary School playground, with an amount of parking exceeding the amount classified as accessory parking.

SPEAKER(S):

ACTION: Without hearing, continued to 10/28/99

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson AYES:

NAYES:

14. 1999.575T (MONTAÑA)

CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT, Consideration of a proposal to initiate an amendment to the Planning Code by amending Section 303 thereof to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval or have become a public nuisance. The process would involve a public hearing to consider revoking the conditional use permit, modifying conditions of approval or taking other abatement action and would include an opportunity to appeal a decision to the Board of Supervisors. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

SPEAKER(S): None ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None RESOLUTION No.: 14892

98.321BX 15. (BADINER)

554-562 MISSION STREET, north side between First and Second Streets, bordered by Golden Gate University and Jessie and Anthony Streets, Lots 15, 17 and 18 in Assessor's Block 3708. -- Request for Section 321 (Office Development: Annual Limit) project authorization for 645,000 asf of office space and request for Section 309 (Permit Review In C-3 Districts) determinations and exceptions in the C-3-0 (Downtown Office) District and within 500-S (Lot 18) and 550-S (Lots 15 and 17) Height and Bulk Districts for the new construction of a 31-story, 421 foot high building. The net addition of 578,640 gsf of office space would be subject to the Housing Requirements of Planning Code Section 313 and the Child-Care Requirements of Planning Code Section 314.

Paul Farady, Tamara Thomas, James McCray, Lloyd Schloegel, SPEAKER(S):

Kim Martenson

ACTION: Approved

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson AYES:

NAYES: None 14893 MOTION No. B: " X: 14894

(ALVIN)

1999.167B 700-7TH STREET, on the west side of 7th Street, and on the corner of 7th and Townsend Streets; Lots 1, 4, 5, 6 in Assessor's Block 3799 -- Request under Planning Code Section 321 for authorization to add a total of 273,650 gross square feet of office space to an existing three-story landmark building on Lot 1 and the new construction of a four story office building on Lots 4, 5, and 6, to the City's office development annual limit and Section 313.4 and 314.4 satisfying the requirement to provide an in-lieu fee for affordable housing and child care impacts caused by the project. The property is in a M-2 (Heavy Manufacturing) Zoning District and a 50-X Height and Bulk District.

SPEAKER(S): Dick Millett, Liz Crowe, Ken Shcalls, Sue Hestor

ACTION: Approved

16.



AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None RESOLUTION No.: 14895

17. 98.703C (ALVIN)

399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.

SPEAKER(S): None

ACTION: Advertised for 10/21

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

18. 1999.398C (WILSON)

<u>275 OLYMPIA WAY</u> (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the Septmeber 16 hearing.

On September 23, 1999, following public testimony the Commission closed the public hearing with exception to testimony in regard to the location of the equipment box. At the direction of Commission President Theoharis, staff was to evaluate the proposed locations of the equipment box and return with its recommendation. (Continued from Regular Meeting of September 23, 1999)

SPEAKER(S): None

ACTION: Continued to 11/4/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

19. 1999.470C (WILSON)

1201-1299 OCEAN AVENUE (McDonald's Restaurant), south side between Plymouth Avenue and Brighton Street; Lots 49 and 54 in Assessor's Block 6943 - Request for a Conditional Use authorization to modify a condition of a prior Conditional Use authorization (Case 89.389C), in an RH-2 (House, Two-Family) and NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

SPEAKER(S): Ali Hussain

ACTION: Approved as amended

- Remove condition #2

- Add a finding: keep property clean and well maintained.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson NAYES: None

NAYES: None MOTION No.: 14896

F. SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:45 P.M. THE PLANNING COMMISSION CONVENED INTO A



SPECIAL DISCRETIONARY REVIEW HEARING.

20. 98.989D (LI)

324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one illegal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.

(Continued from Regular Meeting of September 16, 1999)

SPEAKER(S): None

ACTION: Without hearing, continued to 11/4/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

21. 98.500D (MILLER)

111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.

(Continued from Regular Meeting of September 23, 1999)

SPEAKER(S): Sue Hestior, Robin Moore, Eric Miller, Leno Piazze, Alice

Barkley, Cindy Markappolas

ACTION: Intent to disapproved, public hearing closed. Staff to provide

further analysis for inclusion in IPZ.

AYES: Antenore, Joe, Martin, Richardson NAYES: Theoharis, Mills, Chinchilla

FINAL LANGUAGE: 10/28/99

22. 1999.526D (MONTAÑA)

210 TO 212 TOWNSEND STREET, north side between Third and Fourth Streets, Lot 12 in Assessor's Block 3787--Staff-initiated request for Discretionary Review of a Liquor License Application for Chopper's Restaurant to sell beer and wine on the premises (License Number 41--on sale beer and wine for an eating establishment). On June 17, 1999 the Planning Commission initiated South End District permanent zoning amendments to the South of Market District and in their Resolution of Initiation, No. 14844, established a policy of automatic Discretionary Review of any permit application that did not conform to the proposed permanent controls. The proposed controls would require conditional use authorization for a new liquor license at the subject location. The property lies within the current Service/Light Industrial (SLI) District and would lie within the proposed South End Service District.

SPEAKER(S): None

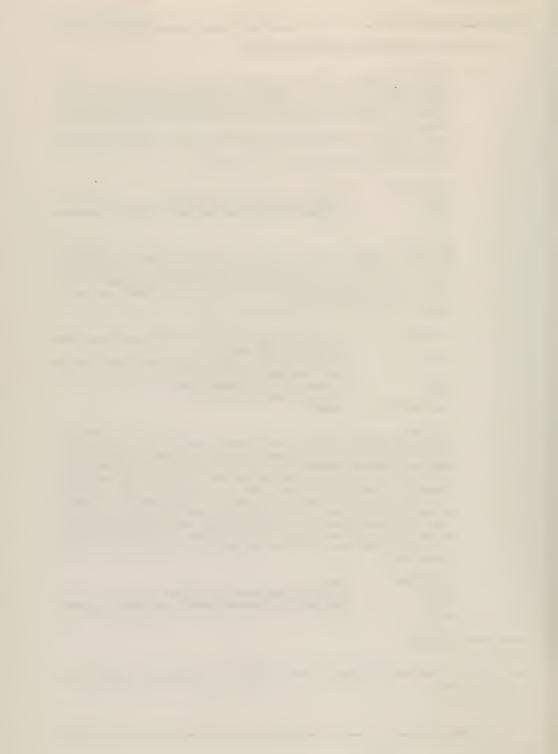
ACTION: Without hearing, continued to 11/4/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

NAYES: None

Adjournment: 6:18 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF OCTOBER 21, 1999



ACTION:

Approved

AYES:

Theoharis, Chinchilla, Mills, Antenore, Joe, Richardson

ABSENT: Martin



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 14, 1999

DOCUMENTS DEPT.

1:30 P.M.

Regular Meeting

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

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PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe and Richardson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT APPROXIMATELY 1:40 P.M.

STAFF IN ATTENDANCE:

Gerald Green, - Director of Planning, Mary Gallagher - Zoning Administrator, Larry McDonald, Larry Badiner, Jim Nixon,, Kugler, Maltzer, Billovits, M. Koonts, Kometani, Smith, Li, Alvin, Cooper,

Zwierzycki, Montana, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of May 13, 1999) (Proposed for Continuance to October 28, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Joe and Richardson

ABSENT: Chinchilla and Martin

1b. 98.266BC (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Reguest per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of May 13, 1999) (Proposed for Continuance to October 28, 1999)

SPEAKER(S):

ACTION: Continued as Proposed

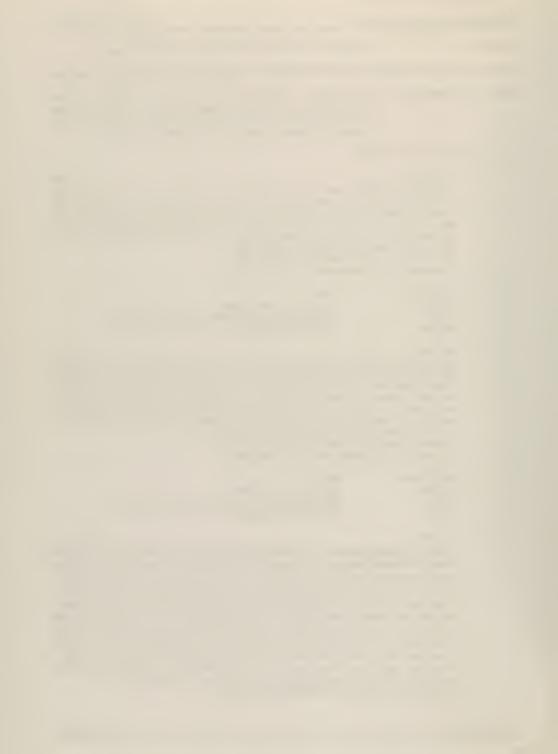
AYES: Theoharis, Mills, Antenore, Joe and Richardson

ABSENT: Chinchilla and Martin

2. 98.770E (MALTZER)

1738 - 9TH AVENUE (Appeal of Preliminary Negative Declaration), mid-block on the east side of 9th Avenue between Moraga Street and Noriega Street Assessor's Block 2041, Lots 31 and 32. Appeal of a Preliminary Negative Declaration. The site currently contains a one-story, 20-foot tall building of about 2,885 square feet that contains a preschool, of which a portion is jointly used for community meetings by the Sunset Heights Association of Responsible People (SHARP); and a one-story, 15-foot tall storage shed. The proposed project encompasses merging the two lots that comprise the project site into one lot; demolishing the two existing buildings; and constructing a new four-story, 40-foot tall building of about 11,335 square feet that contains a preschool, eight senior housing units, a separate room for SHARP community meetings and seniors, and a parking garage with two parking spaces.

(Proposed for Continuance to November 18, 1999)



SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Joe and Richardson

ABSENT: Chinchilla and Martin

3. 1999.097C (MILLER)

ONE CHURCH STREET, entire block bounded by Church, Hermann, Webster and Duboce Streets, Lot 14 in Assessor's Block 874 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit construction of up to 93 units of multi-family affording housing and a child-care facility for up to 35 children, after demolition of an existing mortuary building, requiring modifications of Planning Code standards for rear yards and dwelling-unit density, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Proposed for Continuance to October 28, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Joe and Richardson

ABSENT: Chinchilla and Martin

4. 1999.097E (COOPER)

ONE CHURCH STREET -CHURCH STREET APARTMENTS, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing Daphne Funeral Home building located at One Church Street, between Hermann Street and Duboce Avenue (Assessor's Block 874, Lot 14), and construct a new affordable housing development with 93 units, a child care center for up to 36 children, a community room, a computer learning center, and a small retail use. The proposed project would also include two levels of structured parking, totaling about 94 spaces. The project site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 40-X height and bulk district and would require a Conditional Use authorization for a Planned Unit Development (PUD).

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON AUGUST 31, 1999. (Proposed for Continuance to October 28, 1999)

SPEAKER(S): None

ACTION: Continued as Proposed

AYES: Theoharis, Mills, Antenore, Joe and Richardson

ABSENT: Chinchilla and Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the

Meeting Minues Page 4



commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Commission Matters.

None

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Larry McDonald sat in for Gerald Green as Acting Director Mr. Green in Texas for Professional Development.
- 7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - None at BOS.
 - Board of Appeal: 5 Vicksburg Street Commission Decision upheld with additional conditions.

E. REGULAR CALENDAR

8. 98.902E (KUGLER) FIRST AND HOWARD STREETS PROJECT. All four corners of the intersection of First and Howard Streets; Assessors Block 3720, lots 5, 6 and 7; Block 3721, lots 10, 11, 35 and 88; Block 3736, lots 1, 2, 3A, 4 and 116; and Block 3737, lots 1, 1A, 1B, 2, 3, 4, 22, 23, 24, 25 and 26. Public Hearing on a Draft Environmental Impact Report. The proposed project would demolish all but one of the existing structures on the four corners of this intersection (south of the Transbay Terminal) and construct four nine-story office buildings in the C-3-O (SD) (Downtown Office, Special Development) District in the South of Market area. The new space would be approximately 1,120,000 sq.ft. of office and about 56,000 sq.ft. of retail. About 1,233 underground valet parking spaces are proposed. The Category I historic structure at 231 First St. would be retained and converted to restaurant or retail and office use. Two other buildings, 401 Howard and 218 Fremont Streets which meet the CEQA definition of historic resources but are not on local surveys would be demolished.

SPEAKER(S): Chris Ver Planck, Patricia Vaughey and Lloyd Schegel
ACTION: No action required (Meeting Held)

9. 98.244F (MALTZER) 2901 CALIFORNIA STREET, Assessor's Block 1029, Lots 001-003, southwest corner of California Street/Broderick Street intersection. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site currently contains a private coeducational high school (Drew College Preparatory School) comprised of three buildings that total about 16,300 square feet and an exterior courtyard. The proposed project would involve merging the three lots into one lot; demolishing the three existing buildings; and constructing a new three-story, 40-foot tall classroom building of about 33,800 square feet, a basement parking garage with about 23 parking spaces, and an exterior courtyard. The current enrollment at the high school is about 200 students. The project sponsor proposes a maximum enrollment of about 250 students and seeks an enrollment cap of about 399 students. The project sponsor would seek a Variance from the rear yard and front yard set-back requirements of the San Francisco Planning Code and a Conditional Use Authorization for expansion of a secondary school in an RM-1 Zoning District. (Continued from Regular Meeting of October 7, 1999)

Meeting Minues Page 5



Patricia Vaughey, Howard Wexler and Pamelia Natcher SPEAKER(S):

Approved. Negative Declaration Upheld ACTION: Theoharis, Mills, Antenore, Joe and Richardson AYES:

Chinchilla and Martin ABSENT:

MOTION NO .: 14897

10. 98.244C (BILLOVITS)

2901 CALIFORNIA STREET at Buchanan Street, Lots 1, 2 and 33 in Assessor's Block 1029: Request for a conditional use authorization [per Section 209.3(h) of the Planning Code] to reconstruct an existing private high school (Drew School) by demolishing three buildings, merging three lots into one parcel, constructing a new three-story building with 21 parking spaces and increasing enrollment from 200 to a maximum of 250 students in an RM-1 (Mixed Residential, Low Density) District and a 40-X Height and Bulk District.

Howard Wexler, Sam Huddoback, Jerome, Cathy Siman, Gee Gee SPEAKER(S):

Gregory, Patricia Vaughey, Gene Mayo, Beverly Rashidd, Robert Selvidge, John Duge, Mr. S.F. Patterson, Trevor McNeil, Mary

Shiels, Stephen Kepher, Tony David and Scott Wirth

Approved as Amended: ACTION:

changing references to on-site parking from 20 spaces to 23 spaces (six to nine of which were required by the Commission), adding conditions requiring 20 to 23 parking spaces and incorporating mitigation measures

from negative declaration.

AYES: Theoharis, Mills, Antenore, Joe, Chinchilla and Richardson

ABSENT: Martin MOTION NO.: 14898

1999.365L (LIGHT) 11.

2750 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request to approve the designation of the Doggie Diner Sign as a landmark. The subject property is zoned NC-2 (Neighborhood Commercial, Small Scale) District and is in a 100-A Height and Bulk District.

(Continued from Regular Meeting of September 16, 1999)

SPEAKER(S): Dan Reidy, Tim Tosta, Deborah Bailey-Wells, Patrick McGrew and

Penney McGrane

Public hering closed. Intent to Disapprove ACTION: AYES: Theoharis, Mills, Chinchilla and Richardson

NAYES: Antenore and Joe

ABSENT: Martin FINAL ACTION: 11/04/99

12. 98.257ER (KOMETANI)

UNION SQUARE IMPROVMENT PROJECT, Assessor's Block 308, Lot 1, a City park bounded by Post, Geary, Stockton and Powell Streets. Request for a Planning Commission determination as to the consistency with the General Plan (General Plan Referral). The project calls for improvements to the park including new structures and new landscape plan. The subject property is zoned P (Public Use) District and is in an OS (Open Space) Height and Bulk District.

April Phillips, Linda Mjellem, Jim Chappel, Louis Meunier and Bob SPEAKER(S):

Davis

ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe and Richardson



ABSENT: Martin RESOLUTION No.: 14899

13. 1999.266C

(SMITH)

1334 POLK STREET, east side between Pine and Bush Streets; Lot 6 in Assessor's Block 668 - Request for Conditional Use Authorization, per Section 723.49 of the Planning Code, to allow a Financial Service Establishment (Advance America, Cash Advance Centers of California, Inc.) of approximately 1000 square feet in size within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.

SPEAKER(S): Rena Rickles, Ladson Belcher and Stewart Clark
ACTION: Public hearing closed. Intent to Disapprove
AYES: Theoharis, Mills, Chinchilla and Antenore
NAYES: Joe and Richardson

ABSENT: Martin FINAL ACTION: 11/04/99

14a. 1999.242CV

(LI)

336 HYDE STREET, east side between Ellis and Eddy Streets; Lot 20 in Assessor's Block 334: --Request for Conditional Use authorization to construct an 11-unit residential building exceeding 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District, an 80-T Height and Bulk District, and the North of Market Residential Special Use District. The project includes a request for a permitted obstructions variance.

SPEAKER(S): Oliver Wey ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe and Richardson

ABSENT: Martin MOTION No.: 14900

14b. 1999.242CV

(LI)

336 HYDE STREET, east side between Ellis and Eddy Streets; Lot 20 in Assessor's Block 334 in an RC-4 (Residential-Commercial Combined, High Density) District. PERMITTED OBSTRUCTIONS VARIANCE SOUGHT: The proposal is to construct a 50-foot-high, four-story building containing 11 dwelling units. The application for variance will be considered by the Zoning Administrator.

SPEAKER(S): Oliver Wey

ACTION: Zoning Administrator closed Public Hearing

1999.167B PUBLIC HEARING CLOSED

(ALVIN)

700-7TH STREET, on the west side of 7th Street, and on the corner of 7th and Townsend Streets; Lots 1, 4, 5, 6 in Assessor's Block 3799 -- Request under Planning Code Section 321 for authorization to add a total of 273,650 gross square feet of office space to an existing threestory landmark building on Lot 1 and the new construction of a four story office building on Lots 4, 5, and 6, to the City's office development annual limit and Section 313.4 and 314.4 satisfying the requirement to provide an in-lieu fee for affordable housing and child care impacts caused by the project. The property is in a M-2 (Heavy Manufacturing) Zoning District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of October 7, 1999)

SPEAKER(S): Sue Hestor, Jim Reuben and Joe O'Donaghue

ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe and Richardson

ABSENT: Martin MOTION NO.: 14902

15.



16. 98.871E

(COOPER)

730 FLORIDA STREET, Assessors Block 4082, Lot 9. Appeal of Preliminary Negative Declaration. The proposed project would include the demolition of an existing warehouse and its replacement with a new, 50-foot-high, four-story building that would contain 24 live/work units, with 4,250-square feet of common area, 24 off-street parking spaces and one loading space on a 10,000-square-foot parcel. The project site is located at 730 Florida Street, between 19th and 20th Streets, in the Greater Northeast Mission Industrial Protection Zone (Greater NEMIZ-IPZ) and is zoned M-1 with a 50-X height/bulk district. The project site is also within a new Industrial Protection Zone established by Planning Commission Resolution No. 14825 on May 13, 1999. (Continued from Regular Meeting of September 23, 1999)

SPEAKER(S):

Eric Casada, Sue Hestor and John Sanger

ACTION:

Neg. Dec. Upheld

AYES:

Theoharis, Mills, Chinchilla and Joe Antenore

NAYES: ABSENT:

Martin and Richardson

MOTION No.: 14901

AT APPROXIMATELY 4:00 PM THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

17. 98.871D

(ALVIN)

730 FLORIDA STREET, west side between 19th and 20th Streets, Lot 009 in Assessor's Block 4082 -- A Staff-initiated Discretionary Review of Building Permit Application Nos. 9900244 and 9900245, proposing the demolition of a two-story, vacant warehouse building, and the construction of a 24-unit live/work building with four ground floor store fronts in a M-1 (Light Industrial) District.

(Continued from Regular Meeting of September 23, 1999)

SPEAKER(S):

None

ACTION:

Without hearing, continued to 10/21/99

AYES: ABSENT: Theoharis, Mills, Chinchilla, Antenore, Joe and Richardson

Martin

18. 98.712D

(ZWIERZYCKI)

36-46 STATES STREET, north side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District. (Continued from Regular Meeting of September 23, 1999)

SPEAKER(S):

Steve Williams, Peter Boulware, Peter Culley, John Meranda, Janet Schindler, Michael Berg, Jim Higgins, Irene Quardallo, Robert Schindler, Utley Moody, Nina Berg, Tim Smith, Audrey Boyle, May C. Lee, John Dawson, Young Ja Lewis, Arthur W. Lewis, Jan Farver, Olive Bavins, Tom Brown, Marie Aliermo, Alan Eggert, Sandra Bishop, Michael Sattler, Nancy Burns, Peter Manning, Sarah Steen, John Sanger, Arnie Selander, Andrew Gotlib, Mars Casey, Joe O'Donaghue, Mr. Santos and Steven

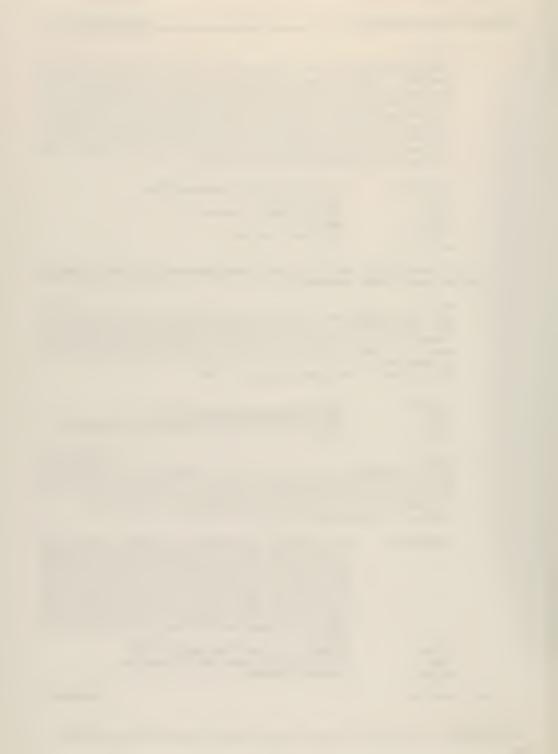
Williams

ACTION: AYES: ABSENT: Public Hearing Closed. Continued to 11/18/99 Theoharis, Mills, Antenore, Joe and Richardson

Chinchilla and Martin

19. 1999.073D

(KOMETANI)



1032 BROADWAY STREET, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9907006S, proposing to construct a new one-story, 98-square-foot infill addition at the front of the building in a RH-2 (House, Two-Family) District.

SPEAKER(S): Herbert Gold, Charles Chase, Putnam Livermore, Joseph Butler,

Jim Ostenberg (for Kelly Drumm), Lana Scott, Clair, McGee, Joe Murray, Gerry Crowley, Jonee Levy, Patrick McGrew, Steve

Kendrick, Lucia Bogatay,

ACTION: Public Hearing Closed. Continued to 11/04/99. A Motion to

approve as proposed resulted in a vote of +3 -2 (Antenore and Richardson voting NO). President Theoharis instructed the Commission Secretary to provide all case materials and hearing tapes to Commissioners Chinchilla and Martin for review prior to final action. The item was continued to November 4, 1999.

AYES: Theoharis, Mills and Joe
NAYES: Antenore and Richardson
ABSENT: Martin and Chinchilla

20. 1999.073DD

(KOMETANI)

1032 BROADWAY, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9909683, proposing to construct a new underground, three-car garage by cutting through an existing concrete retaining wall at the front of the property line in a RH-2 (House, Two-Family) District.

SPEAKER(S): Herbert Gold, Charles Chase, Putnam Livermore, Joseph Butler,

Jim Ostenberg (for Kelly Drumm), Lana Scott, Clair, McGee, Joe Murray, Gerry Crowley, Jonee Levy, Patrick McGrew, Steve

Kendrick, Lucia Bogatay,

ACTION: Public Hearing Closed. Continued to 11/04/99. A Motion to

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final action. The item was continued to November 4, 1999.

AYES: Theoharis, Mills and Joe
NAYES: Antenore and Richardson
ABSENT: Martin and Chinchilla

21. 1999.526D (MONTAÑA)

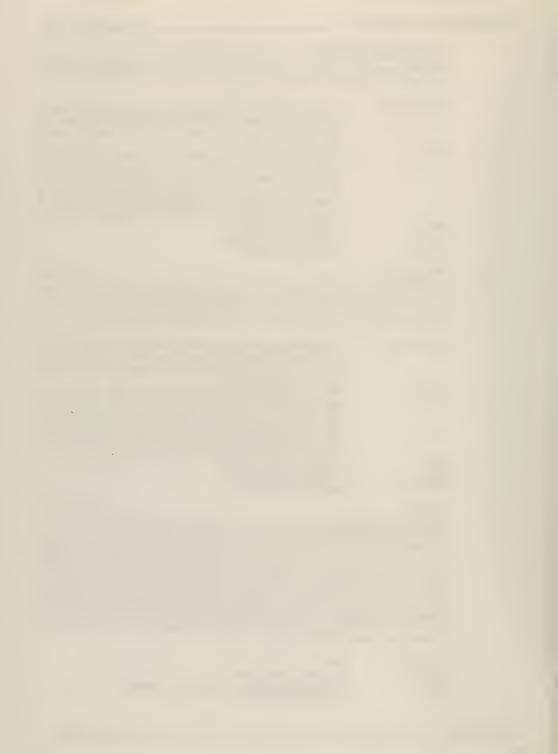
<u>210 TO 212 TOWNSEND STREET</u>, north side between Third and Fourth Streets, Lot 12 in Assessor's Block 3787--Staff-initiated request for Discretionary Review of a Liquor License Application for Chopper's Restaurant to sell beer and wine on the premises (License Number 41--on sale beer and wine for an eating establishment). On June 17, 1999 the Planning Commission initiated South End District permanent zoning amendments to the South of Market District and in their Resolution of Initiation, No. 14844, established a policy of automatic Discretionary Review of any permit application that did not conform to the proposed permanent controls. The proposed controls would require conditional use authorization for a new liquor license at the subject location. The property lies within the current Service/Light Industrial (SLI) District and would lie within the proposed South End Service District. (Continued from Regular Meeting of October 7, 1999)

SPEAKER(S): None

ACTION: Approved as proposed

AYES: Theoharis, Mills, Antenore, Joe and Richardson

ABSENT: Chinchilla and Martin



MOTION No.:

14902

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON NOVEMBER 4, 1999.

ACTION:

Approved

AYES: ABSENT: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

Martin

Adjournment: 8:03 P.M.



SAN FRANCISCO PLANNING COMMISSION

Minutes of Meeting & Calendar

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, October 21, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President

Beverly Mills, Vice President

Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,

Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made partof the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners,



necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 575-6880 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

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PRESENT: Theoharis, Chinchilla, Mills Antenore, Joe, Richardson

ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:43 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Mary Gallagher - Zoning Administrator, Larry Badiner, Susana Montana, Hillary Gitelman, Jonathan Purvis, Diane Wong, Delvin Washington, Corey Alvin, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 98.599E (WONG)

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration. South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of August 26, 1999) (Proposed for Continuance to November 18, 1999)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: Martin

2. 1999.322C (KOONTS)

705-709 UNION STREET, south side between Powell and Mason Streets; Lot 1 in Assessor's Block 118: -- Request for Conditional Use authorization to convert an existing basement from a storage use and an existing retail space on the first floor to a business or professional service use under Section 722.53 of the Planning Code, and for a proposed use size in excess of the 2,499 square feet currently permitted for nonresidential uses under Section 722.21 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Proposed for Continuance to November 4, 1999)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: Martin

3. 98.703C (ALVIN)

399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height



and Bulk District.

(Continued from Regular Meeting of October 7, 1999) (Proposed for Continuance to October 28, 1999)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: Martin

4. 1999.485C (KOONTS)

1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28 -- Request for Conditional use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 7, 1999) (Proposed for Continuance to November 4, 1999)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

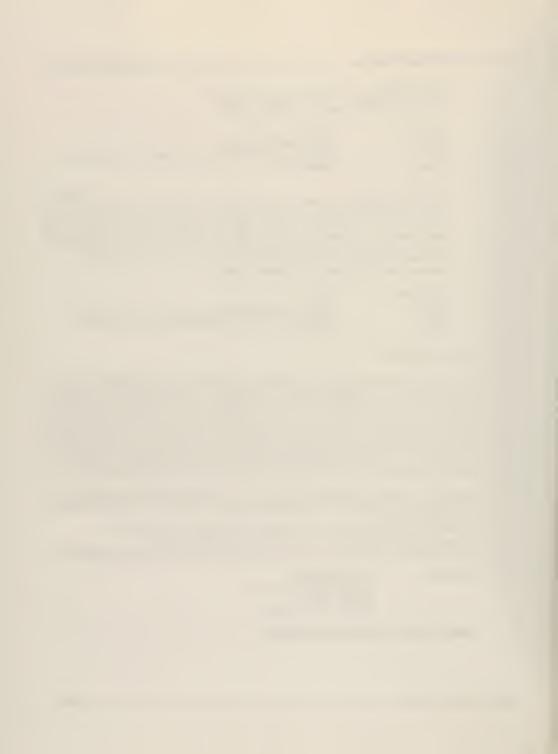
SPEAKERS: Lloyd Schloegel

Re: Downtown Parking Lots

Carole H. Drake

Re: 705-709 Union Street

C. COMMISSIONERS' QUESTIONS AND MATTERS



5. Consideration of Adoption - draft minutes of 10/7/99.

SPEAKERS: None ACTION: Approved

AYES: Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

Martin

6. Commission Matters.

ABSENT:

Mills: Improvement of Project Notification was to come before them on

9/23/99

Antenore: Lack of Affordable Housing component requirements (draft

legislation for all housing projects of one to 10-units - amend code) Review existing inclusionary component with MOOH and report to

the Commission prior to Thanksgiving.

D. DIRECTOR'S REPORT

7. Director's Announcements.

- Reported on his professional development trip to Texas

8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BoS: None

BoA: - 370 DeHaro - continued to 12/1

1310 Indiana/CPC decision upheld2067 Green Street, appeal withdrawn.

E. REGULAR CALENDAR

9. (MONTANA) MIRALOMA PARK DESIGN GUIDELINES--PROPOSAL FOR ENDORSEMENT -

Consideration of Planning Commission endorsement of design guidelines to be used by property owners, designers, architects and neighborhood residents when considering alterations or new construction on homes within the residential area surrounding Mt. Davidson, generally bounded bv Portola Drive. O'Shaughnessy Boulevard Teresita/Melrose/Lansdale/Miraloma Streets. The Miraloma Park Design Guidelines, authored by the Miraloma Park Improvement Club, were first proposed to the Planning Commission for adoption in 1996, at which time the Planning Commission adopted a motion of intent to endorse the Guidelines when they were completed. The Guidelines are now fully prepared, including graphic materials, and are proposed for endorsement by the Commission. Property owners who wish to expand or construct buildings within the subject area would continue to be subject to Planning Code Section 311 notice and the citywide Residential Design Guidelines review procedures, and, in addition, would be asked to consider the more specific Miraloma Park

SPEAKERS: Dan Liberthson
ACTION: Approved as drafted

Design Guidelines in their project site planning and design.



AYES:

Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT:

MOTION No.:

14904

10. 1999.512T

(ROSETTER)

APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the propose d legislation.

(Continued from Regular Meeting of September 16, 1999)

SPEAKERS:

None

Martin

ACTION:

Without hearing, continued to 11/4/99

AYES:

Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT:

11. 98.766E

(GITELMAN)

535 MISSION STREET OFFICE PROJECT. Public Hearing on the Draft Supplemental Environmental Impact Report (EIR). The proposed project would demolish an existing 15,000 square foot building and construct a 294 foot tall (22 stories) office building at the corner of Mission Street and Shaw Alley (near First Street) in downtown San Francisco (Assessor's Block 3721, Lots 68 and 83). The project would result in a net increase of about 243,000 sq ft. of office space and 3,000 sf of retail space on the site. The new building would provide ground level public open space within the building and Shaw Alley, and would provide valet parking spaces for about 39 vehicles. (NOTE: Written comments on the Draft Supplemental EIR will be accepted by the Planning Department until the end of the hearing or the close of business on October 21, 1999, which ever is later.)

SPEAKERS:

Alida Morgan, Lloyd Schloegel, Karen Foster

ACTION:

Meeting held. No action required

AYES:

Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

Martin ABSENT:

12, 98.547C

(PURVIS)

455-457 ARKANSAS STREET, between 19th and 20th Streets; Lot 21 in Assessor's Block 4068: Request for Reauthorization of a Conditional Use under Planning Code Section 303 to permit the continued operation of a post-secondary educational institution in an RH-2 (Residential, House, Two-Family) District.

SPEAKERS:

Jeremy Paul, Jason Robertson, Roma Smith, Phillip Frances,

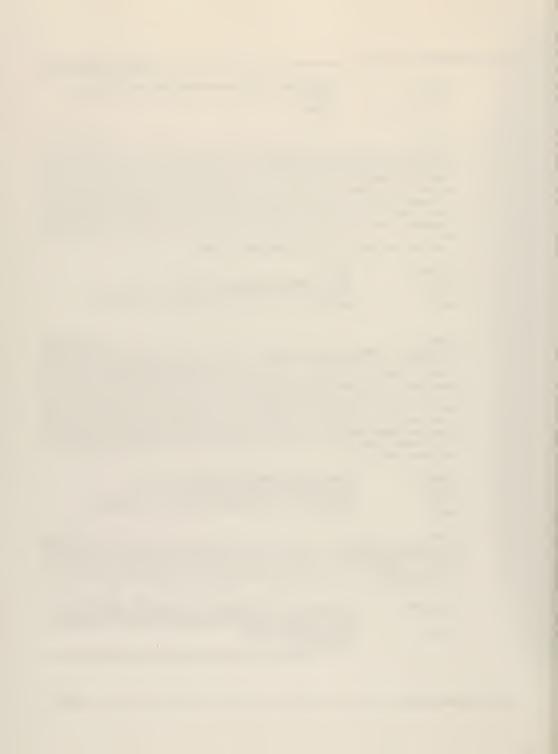
Charlotte Rubin, Joann Cooper, Grant Breakhalin, Joe Gerramonti

ACTION:

Approved as amended:

Condition #4:

The applicant shall obtain the necessary building permit



for the installation of the canopy on the east side the building and shall complete installation within six months of the date of this approval.

Good neighborhood policy:

Should the implementation of this Project result in complaints from interested property owners or residents, which are not resolved by the applicant (and/or the appointed Community Liaison for the Project) and are subsequently reported to the Zoning Administrator who finds the Project in violation of the Planning Code and/or specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Planning Commission after which they may hold a public hearing on the matter in accordance with hearing notification and conduct procedures as set forth in Section 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional use Authorization.

- add to # 10, 11, and 12 language that requires installation to take place within the 6 months period.
 - Director to give verbal report on project compliance in 6 months.

AYES:

Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: Martin MOTION No.: 14905

13. 1999.483C

(BEATTY)

1312 POLK STREET, east side between Bush and Austin Streets, Lot 4B in Assessor's Block 668-- Request for Conditional Use Authorization to add entertainment to a bar in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

SPEAKERS: David Capp

ACTION: Approved as drafted

AYES: Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: Martin MOTION No.: 14906

14. 1999.106B (ALVIN)

670-680 2ND STREET, west side of 2nd Street between Townsend and Brannan Streets, Lots 43 & 44 in a Assessor's Block 3788-- Request under Planning Code Section 321 for authorization under the City's office development annual limit to add 60,000 gross square feet of office space, The additional office space would be subject to the Housing Requirements of Planning Code Sections 313 and the Child-Care Requirements of Planning Code Section 314. The property is in a SSO (Service/Secondary Office) Zoning District, the South End Historic District and a 50-X Height and Bulk District. A hearing to consider waiving the parking requirement will be conducted by the Zoning Administrator on Friday, October 29, 1999, in Room 504 in the offices of the Planning Department, 1660 Mission Street, San Francisco, CA. For further information regarding the parking waiver, please contact Corey Alvin at (415) 558-6477.

SPEAKERS:

Jim Rubin, Garret Frakes, Sue Hestor



ACTION:

Approved as drafted

AYES:

Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: MOTION No.: Martin 14907

15. 1999.194E

(WONG)

3995 ALEMANY BOULEVARD, Appeal of the Preliminary Negative Declaration; South side between Worcester and St. Charles Avenues: Lot 3 of Block 7126A, and Lot 28 of Block 7151: within an NC-S (Neighborhood Commercial Shopping Center) zoning district and within a 40-X height and bulk district. At an existing retail shopping center containing 115,000 square feet of retail space and 293 parking spaces, the project wouldrenovate and enlarge the existing building to construct 412 dwelling units atop and adjacent to the retail stores, plus parking. Retail space would decrease by about 22 percent, to approximately 90,000 square feet. The project would provide a total of about 748 parking spaces, both on the surface and in two-story garages. As part of the renovated shopping center, an existing Lucky supermarket would be enlarged and an existing Rite Aid drugstore retained but reduced in size, compared to present conditions. There would also be up to eight smaller stores. The renovated building would be a total of 40 feet tall, measured according to the Planning Code, including both the retail and residential uses. The project's retail stores and residential units would be permitted uses in the NC-S district. (Continued from Regular Meeting of September 16, 1999)

SPEAKERS:

Mark Christensen, Daniel Troche, Rose Willis, William Manion, Dwayne Price, Felicia Davis, Jane Bailey, Cecelia Herman, Panaszewicz Herbert, John Martinez, Joseph D'Aura, Tom Ginella,

Frank Bacon, Doris Navarrete, Catherine Christensen, Bund Paul Approved. Negative Declaration Upheld

ACTION: AYES:

Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

ABSENT: MOTION No.: Martin 14908

AT APPROXIMATELY 4:45 PM THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

16. A1999.194SD

(WASHINGTON)

3995 ALEMANY BOULEVARD, south side between Charles and Worcester Avenues, Lot 003 in Assessor's Block 7126A and Lot 028 in Assessor's Block 7151 -- Request for Discretionary Review of Building Permit Application Nos. 9913157 and 9913396 through 9913400, proposing to construct 370 new residential dwelling units and remodel an existing shopping center in a NC-S (Neighborhood Commercial Shopping Center) District.

SPEAKERS:

Mary Stephenson, Clarence Shaw, Emily Rosenberg, Royce H. Vaughn, Roy Henry, Bund Paul, Carol Gilbert, Timothy Mason, Christina McCall, Dwane Ernst, Leslie Ernst, Marc Christensen, William Manion, Jon Sievert, Jane Bailey, Cecelia Herman, Tom Ginella, Glen Hatakeyama, Frank Bacon, Lovie Fields, Catherine

ACTION:

No D.R. Approved as proposed

AYES:

Theoharis, Chinchilla, Antenore, Mills, Joe, Richardson

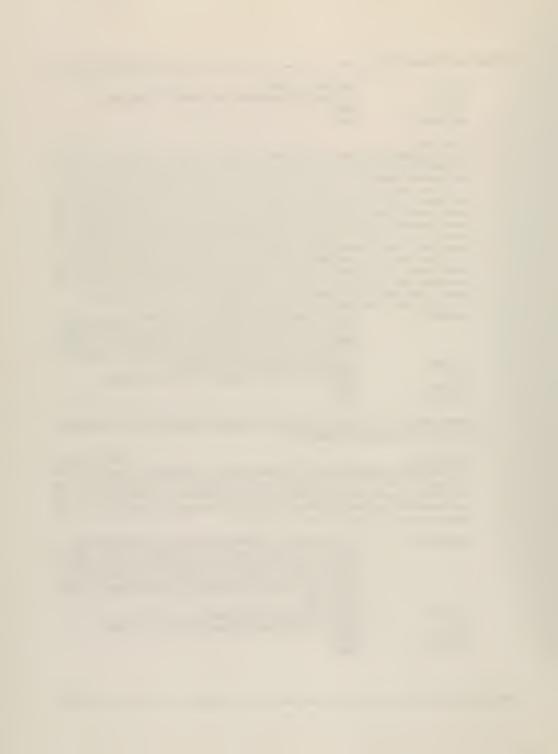
ABSENT:

Martin

MOTION No.:

14909

Christensen



17. 98.871D

(ALVIN)

730 FLORIDA STREET, west side between 19th and 20th Streets, Lot 009 in Assessor's Block 4082 -- A Staff-initiated Discretionary Review of Building Permit Application Nos. 9900244 and 9900245, proposing the demolition of a two-story, vacant warehouse building, and the construction of a 24-unit live/work building with four ground floor store fronts in a M-1 (Light Industrial) District. The project is within the Greater Northeast Mission Industrial Zone (Greater-NEMIZ) and within a new Industrial Protection Zone established by the Planning Commission Resolution No. 14825 on May 13, 1999.

(Continued from Regular Meeting of October 14, 1999)

SPEAKERS: Sue Hestor, John Sanger, Joe O'Donoghue, Judy West

ACTION: No D.R. Approved as proposed

AYES: Theoharis, Chinchilla, Mills, Richardson

NAYES: Antenore, Joe

ABSENT: Martin

18. 1999.168D

(PURVIS)

374 - 11TH STREET, south side between Folsom and Harrison Streets, Lot 012 in Assessor's Block 3521 -- Request for Discretionary Review of Building Permit Application No. 9902812, proposing to demolish a two-story industrial building and construct a six-unit live/work building in a SLR (Service/Light Industrial/Residential Mixed Use) District and a 50-X Height and Bulk District.

SPEAKERS:

Michael Sinkson, Dale Toony, Doc. Holiday, Judy West, Sue

Hestor, John Sanger, Joe O'Donoghue

ACTION:

Public hearing closed. Continued to 11/4/99 Theoharis, Chinchilla, Antenore, Joe, Richardson

AYES: Theoharis, C ABSENT: Martin, Mills

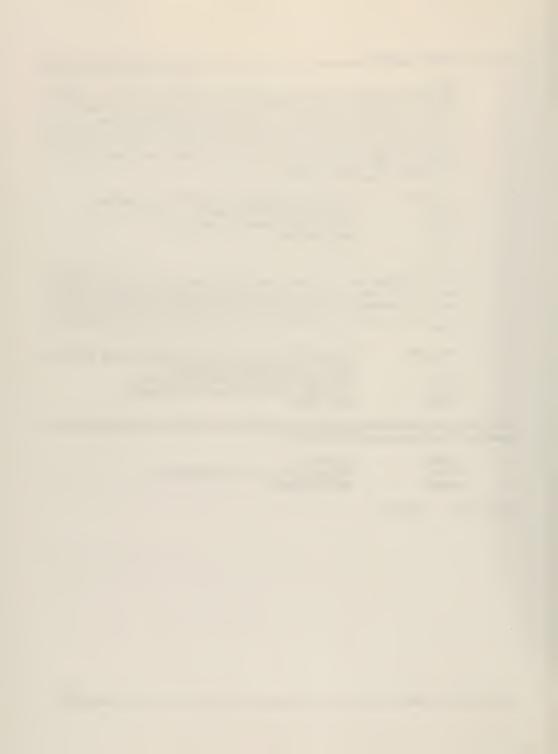
THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON DECEMBER 2, 1999.

ACTION: Appro

AYES: Theoharis, Mills, Antenore, Richardson, Joe

ABSENT: Chinchilla, Martin

Adjournment: 6:47 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, October 28, 1999

DOCUMENTS DEPT.

1:30 PM

OCT - 3 2000

Regular Meeting

SAN FRANCISCO PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT APPROXIMATELY 1:30 P.M.

STAFF THE ATTENDANCE:

Gerald Green - Director of Planning, Mary Gallagher - Zoning

Administrator, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 99.351E (CHAN)

528 6th STREET/317 HARRIETT STREET Appeal of a Preliminary Negative Declaration. Assessor's Block 3779, Lots 3 and 125 - The proposed project would merge two lots into one and construct 24 live/work units and 24 off-street underground parking spaces within a new three story (with mezzanines) structure. The new building would be approximately 55' in height and would have vehicular access to the underground parking from 6th Street. The project would replace an existing surface parking lot. The proposed project site is located within the SLI (Service/Light Industrial Mixed Use) zoning district and within the 50-X Height and Bulk District. The site is also within the Planning Commission's adopted Industrial Protection Zone (IPZ).

(Proposed for continuance to November 4, 1999)

SPEAKER(S):

None

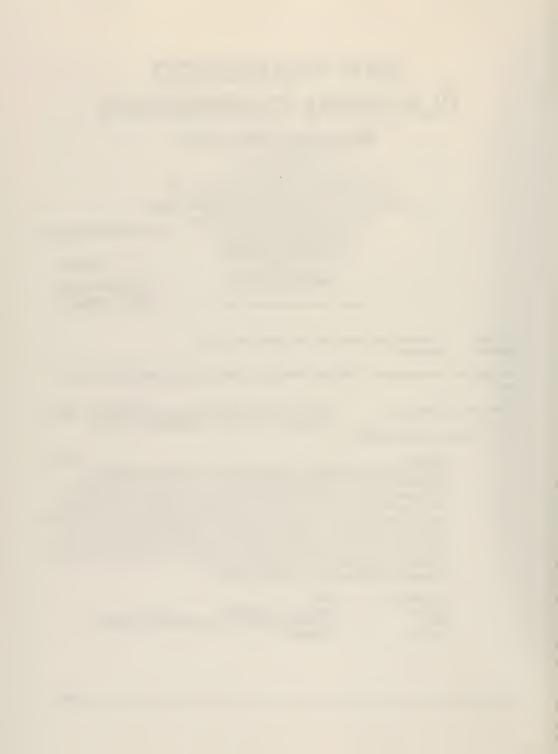
ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla



2. 98.891E

(AHMADI)

2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area. (Continued from Regular Meeting of October 7, 1999)

(Continued from Regular Meeting of October 7, 1999) (Proposed for continuance to November 18, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

3. 99.587ET

(ROSETTER)

<u>USE SIZE AMENDMENT</u> - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 303 to also place in Section 303 the special conditional use findings currently located in Section 121.2, thus requiring consideration of these findings for review of any conditional use proposed to occupy floor area that exceeds the threshold or maximum use size specified for that Neighborhood Commercial District whether or not that use size already existed. These findings include issues of intensity of activity in the district, important service to the neighborhood requiring a larger use size and respect for the scale of existing development in the district.

(Proposed for continuance to November 4, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

4. 99.585ET (ROSETTER)

NORTH BEACH USE SIZE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 178 and 186.1 to reduce the period of nonuse for conditional and nonconforming uses to be deemed abandoned in the North Beach Neighborhood Commercial District (NCD) from 3 years to 18 months and to provide that, in the North Beach NCD, a use that exceeds the use size provisions for that district can be changed to another use only as authorized by another conditional use authorization which specifically considers the use size findings; and by amending Sections 121.1 and 722.21 to reduce from 2,500 to 2,000 square feet the use size threshold over which uses in the North Beach NCD need a conditional use and to establish 4,000 square feet as the maximum use size in the North Beach NCD.

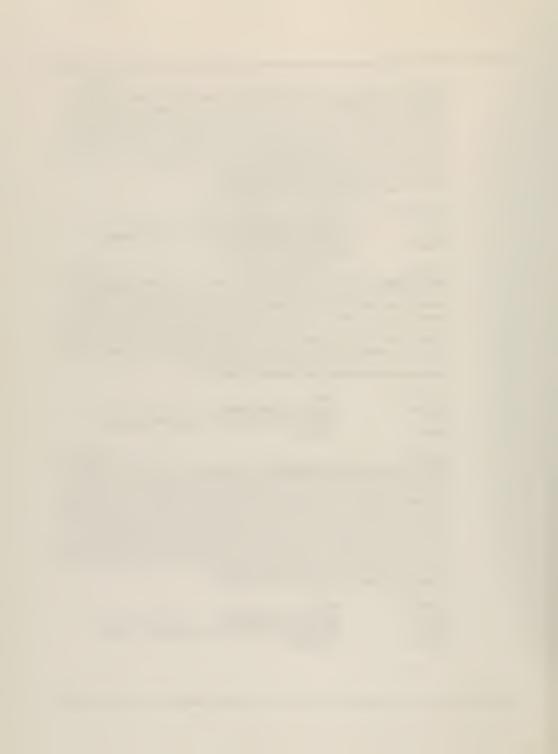
(Proposed for continuance to November 4, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla



5. 98.173E

(MALTZER)

526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street.

(Continued from Regular Meeting of October 7, 1999) (Proposed for continuance to November 4 18, 1999)

SPEAKER(S): None

ACTION: Continued as amended

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

6a. 98.266BC

(ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 102,500 square feet of office space (through the addition of two new stories and conversion of space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District.

(Continued from Regular Meeting of October 14, 1999) (Proposed for continuance to November 4, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

6b. 98.266BC

(ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 3 and 4 in Assessor's Block 3970 -- Request per Planning Code Section 304 for Conditional Use Authorization under the Planned Unit Development process for exception from the bulk limits set forth in Table 270 of the Planning Code, and for an off-street parking exception under Planning Code Section 151, in regard to the addition and conversion of space in an existing building to office use. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District. (Continued from Regular Meeting of October 14, 1999)

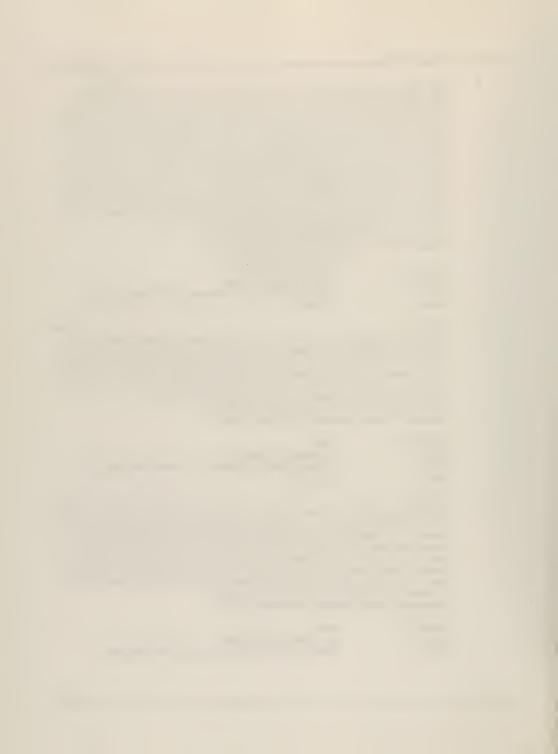
(Proposed for continuance to November 4, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

Meeting Minutes Page 3



ABSENT: Chinchilla

7. 98.703C (ALVIN)

399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.

(Continued from Regular Meeting of October 21, 1999)

(Proposed for continuance to November 4 December 2, 1999)

SPEAKER(S):

None

ACTION:

Continued as amended

AYES:

Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Steve Williams

Re: CPC to stop giving the project sponsor sole authority to continue

a case before them.

Shirley Wong

Re: Oposse CPC action on Doggie Diner Sign

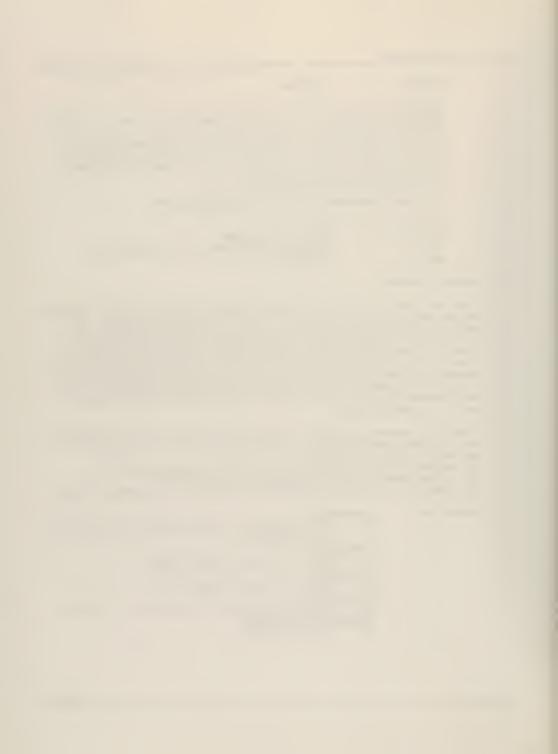
Dianne Scott

Re: Oppose CPC action on Doggie Diner Sign

Robert Ponder

Re: Oppose the haste with which continuances were made today.

Margaret Peggy Cartwright
Re: 347 Dolores Street



C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of Adoption - Draft Minutes of October 14, 1999.

ACTION: Continued to 11/4/99

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

Commission Matters.

- Antenore: Correct Action List: <u>Lack of Affordable Housing Component</u> - . . . "of 10 or more units. . ."

D. DIRECTOR'S REPORT

- Director's Announcements.
 - Reported on Improvement of Project Notification To give new Zoning Administrator an opportunity to review and respond will schedule for first hearing in January.
- 11. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - None

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

12. 98.500D (MILLER 111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for inclusion in an Industrial Protection Zone.

Note: On October 7, 1999, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove this project. The vote was +4 - 3 (Chinchilla, Mills, Theoharis). Staff was instructed to provide further analysis for inclusion in IPZ. The item is to be calendered for final action on October 28, 1999.

SPEAKER(S): None

ACTION: Intent to approve. Continued to 12/2/99

AYES: Theoharis, Mills, Richardson

NAYES: Antenore, Joe, Martin

ABSENT: Chinchilla

F. REGULAR CALENDAR

13. 98.559E (MALTZER)
1 ARKANSAS STREET. Assessor's Block 3952, Lot 1C. Appeal of Preliminary

Negative Declaration. Proposed conversion of a manufacturing facility to personal



services/office or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces.

(Continued from Regular Meeting of October 7, 1999)

SPEAKER(S);

None

ACTION:

Continued to 11/4/99

AYES:

Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

14. 98.496E

(MALTZER)

333 DOLORES STREET, Assessor's Block 3567, Lot 57; interior of city block bounded by Dolores, 16th, 17th and Guerrero Streets. **Appeal of Preliminary Negative Declaration** for the proposed expansion of the Children's Day School from a preschool plus K-4 school to a preschool plus K-8; that is, to add grades 5-8. In order to accommodate the proposed expansion, four structures on the site would be demolished (a one-story, 925 square foot building used for storage, an incinerator, a shed, and a playhouse) and a new 17,000 square foot, two story wood frame above-basement building would be constructed. The existing 22,500 square foot St. Joseph's Hall, a three story, reinforced concrete building would be seismically upgraded. The project requires a Certificate of Appropriateness as it includes alteration of a site which is a City Landmark.

SPEAKER(S);

Ellen Murland, James Winks, Jo Cummin, Sandra Luna, Mr.

McDuff

ACTION:

Approved. Negative Declaration Upheld

AYES:

Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: MOTION No.: Chinchilla 14910

15. 1998.496A

(PAEZ)

333 DOLORES STREET, The Childrens Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Certificate of Appropriateness to permit demolition, alteration and construction on a portion of a landmark site, to expand an existing elementary school by the construction of a new school building which would contain classrooms, administrative offices and a multi-purpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

SPEAKER(S):

Tracy Kirkhum, Bill Bondis, Ellen Murland, Jo Cummins,

Marian Downs, Jill Sterrett, Chuck Cordes, Oscar Walters Duran, Susan Stevenson, Steven Bells, Sandra Luna, Carl Zebell, Maria Piche, Eugene Price, Margaret Peggy

Cartwright, Mr. McDuff, Doris Atkinson

ACTION:

Meeting Minutes

Approved



AYES:

Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: MOTION No.: Chinchilla 14911

16. 1998,496C

(PAEZ)

333 DOLORES STREET, The Childrens Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Conditional Use to expand an existing elementary school from preschool through fourth grade to include pre-school through eighth grade, as well as to construct a new school building which would contain classrooms, administrative offices and a multi-purpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

SPEAKER(S);

Tracy Kirkhum, Bill Bondis, Ellen Murland, Jo Cummins, Marian Downs, Jill Sterrett, Chuck Cordes, Oscar Walters Duran, Susan Stevenson, Steven Bells, Sandra Luna, Carl Zebell, Maria Piche, Eugene Price, Margaret Peggy

Cartwright, Mr. McDuff, Doris Atkinson

ACTION:

Continued to 12/9/99

AYES: ABSENT: Theoharis, Mills, Antenore, Joe, Martin, Richardson

Chinchilla

17. 1999,008E

(BLOMGREN)

1298 BROTHERHOOD WAY -- Appeal of a Preliminary Negative Declaration: Lots 2, 10, 19, and 20 of Assessor's Block 7380. This site is approximately 230,000 square feet in area. The proposal is to demolish an existing 7,500 square foot convent, to relocate a 102 parking lot across the street to the playground at St. Thomas More School, and to construct one building containing an assisted living facility with up to 33 off-street parking spaces. The project would be approximately 40 feet in height. The project site is located within RH-1(D) Zoning District and a 40-X Height and Bulk District. (Continued from Regular Meeting of October 7, 1999)

SPEAKER(S);

Steve Williams, Willie Mannion, Vickie Hayes, Patricia Darcy, Patricia Marina, Jean Catalano Robert Patroni, Jim Heins, Sis. Jacqueline Golden, Robert Pender, Kenneth Cottura, Marguerite Proll, Claudia Devaux, Kathy Sanford, Robert Archer, Merle Malakoff, Sis. Glenn Anne McPher, Charlie Abrams, Steve Vettel, George Ivoletch, Bishop John Werter

Approved. Negative Declaration Upheld

ACTION: AYES:

Theoharis, Mills, Antenore, Joe, Martin, Richardson

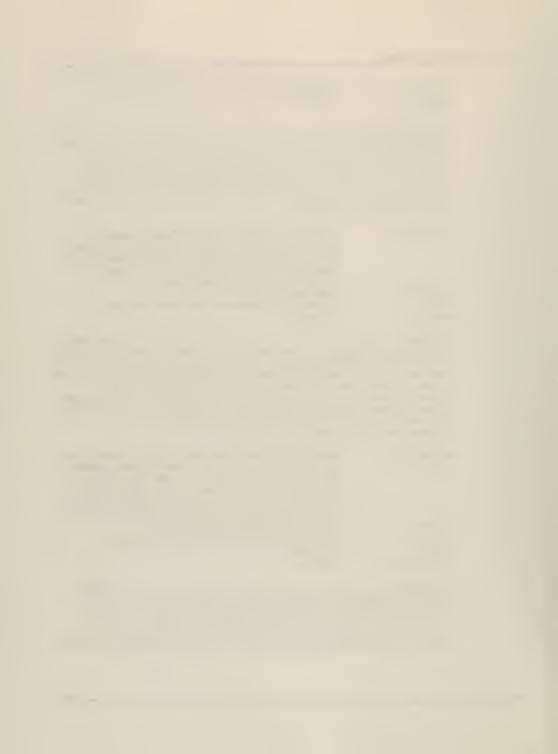
ABSENT: Chinchilla

MOTION No.: 14912

18. 1999.008EC

(WANG)

Meeting Minutes Page 7



<u>Facility</u>, providing lodging, board and care to seven or more persons in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District, (2) exceptions from rear yard requirements and off-street parking requirements, and (3) relocation of the existing St.Thomas More Catholic Church parking onto a different lot, across Thomas More Way at the St.Thomas More Elementary School playground, with an amount of parking exceeding the amount classified as accessory parking. (Continued from Regular meeting of October 7, 1999)

SPEAKER(S); James Randolph, George Ivolistch, Steve Vettel, Larry

Collier, Steve Williams, Ricardo Leons, Leslie Coimose, Derrick Lam, Gill Brigham, Sis. Judy Carl, Susan Highcallis, Peter Highcallis, Hadley Hall, Mr. Pender, Jim Hines, Linda

Shaw, Robert Archer.

ACTION: Public hearing closed. Continued to 12/16/99
AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

19. 99.559C (KEYLON)

714 VAN NESS AVENUE, east side between Turk and Eddy Streets, Lot 7 in Assessor's Block 742- Request for Conditional Use for a large fast food restaurant under Planning Code Section 243(c) to change use from retail use as a laundry/dry cleaners (The Valetors of San Francisco) to a large fast food restaurant (Wendy's) in an RC-4 (Residential-Commercial, High Density) District, 130-V Height and Bulk district, within the Van Ness Special Use District.

SPEAKER(S); Al Sanchez, Bernard Thomas, Robert Gattlieb, Debra Cohen,

Shelia Turner.

ACTION: Public hearing closed. Intent to Disapprove

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla FINAL LANGUAGE: 11/18/99

20. 1999.097E (COOPER)

ONE CHURCH STREET -CHURCH STREET APARTMENTS, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing Daphne Funeral Home building located at One Church Street, between Hermann Street and Duboce Avenue (Assessor's Block 874, Lot 14), and construct a new affordable housing development with 93 units, a child care center for up to 36 children, a community room, a computer learning center, and a small retail use. The proposed project would also include two levels of structured parking, totaling about 94 spaces. The project site is located in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 40-X height and bulk district and would require a Conditional Use authorization for a Planned Unit Development (PUD).

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON AUGUST 31, 1999.

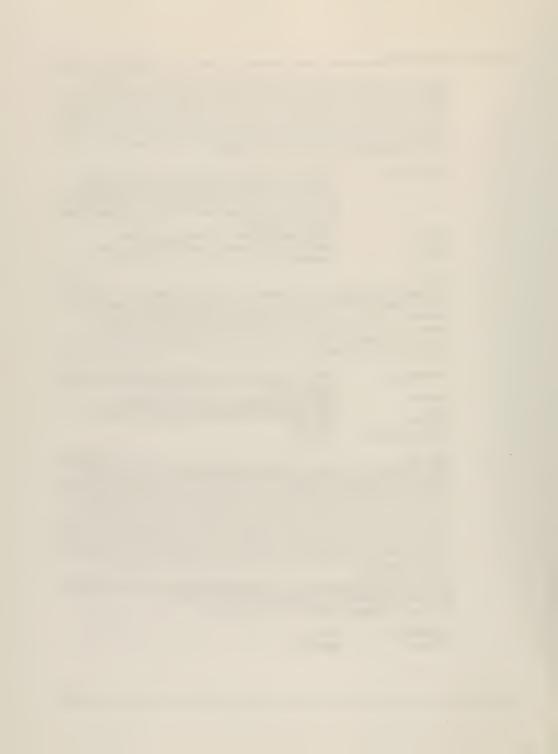
(Continued from Regular Meeting of October 14, 1999)

SPEAKER(S):

None

ACTION:

Approved



AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla MOTION No.: 14913

21. 1999.097C (MILLER)

ONE CHURCH STREET, entire block bounded by Church, Hermann, Webster and Duboce Streets, Lot 14 in Assessor's Block 874 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit construction of up to 93 units of multi-family affording housing and a child-care facility for up to 35 children, after demolition of an existing mortuary building, requiring modifications of Planning Code standards for rear yards and dwelling-unit density, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of October 14, 1999)

SPEAKER(S); Dan Reidy, Darryl Higashi, Marshal Rutherford, Patricia Wilkes, Rev. Townsend, Robert Stevenson, Iris Vaughn.

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla MOTION No.: 14914

AT APPROXIMATELY 7:30 PM THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

22. 99.556D (BEATTY)

<u>361 LOMBARD STREET</u>, south side between Kearny Street and Grant Avenue, Lot 041 in Assessor's Block 0078 -- Request for Discretionary Review of Building Permit Application No. 9903366, proposing to legalize a hot tub on the roof of the two-unit building and its mechanical equipment in a light well in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

SPEAKER(S); Donald Jaus, Vinnie DeVone, Randolph George.

ACTION: Take D.R. Intent to Disapprove

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla FINAL LANGUAGE: 11/18/99

23. 99.650D (LeBLANC)

<u>3630 JACKSON STREET</u>, north side between Maple and Spruce Streets, Lot 005 in Assessor's Block 0969 -- Request for Discretionary Review of Building Permit Application No. 9909429S, proposing to construct a bay window with balcony above at the rear of the existing four-story, single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S); Tay Via, Bob Baum, Lori Van Wagoner, Duncan McCloud

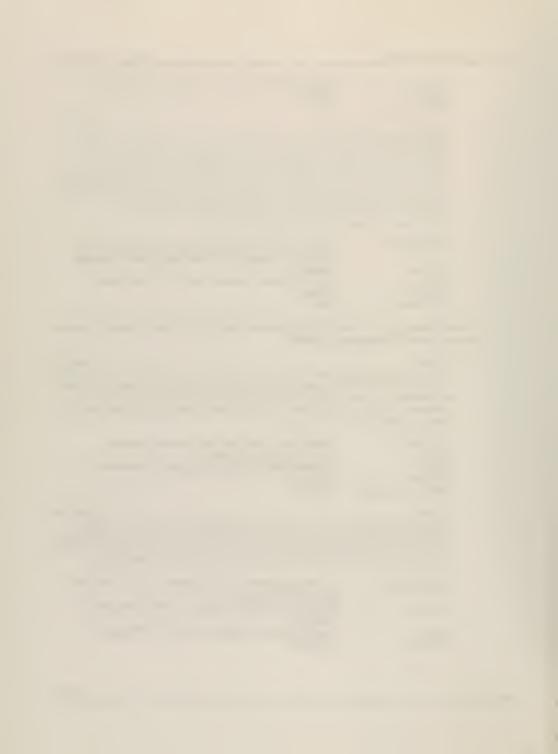
Garrett Van Wagoner.

ACTION: Public hearing closed. Take DR. Intent to approve as

modified

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla



FINAL LANGUAGE: 11/18/99

24. 99.357D (WILSON)

1849 - 15TH AVENUE, west side between Ortega Street and Mount Lane, Lot 005D in Assessor's Block 2052A -- Request for Discretionary Review of Building Permit Application No. 9908742S, proposing to construct a 700-square-foot partial vertical addition to the rear portion of the existing dwelling in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S); Mark Dobel, Alice Barkley
ACTION: No D.R. Approved as proposed

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

ABSENT: Chinchilla

25. 99.663D (PEPPER)

<u>2277 GREEN STREET</u>, south side between Steiner and Fillmore Streets, Lot 025 in Assessor's Block 0558 -- Request for Discretionary Review of Building Permit Application No. 9910502, proposing to construct a new fourth-floor penthouse on top of an existing third-story roof in a RH-2 (House, Two-Family) District.

SPEAKER(S): Ernest Lee, Mark Lee, Carl Lee, Jeremy Paul

ACTION: No D.R. Approved as proposed AYES: Theoharis, Mills, Antenore, Martin

NAYES: Joe and Richardson

ABSENT: Chinchilla

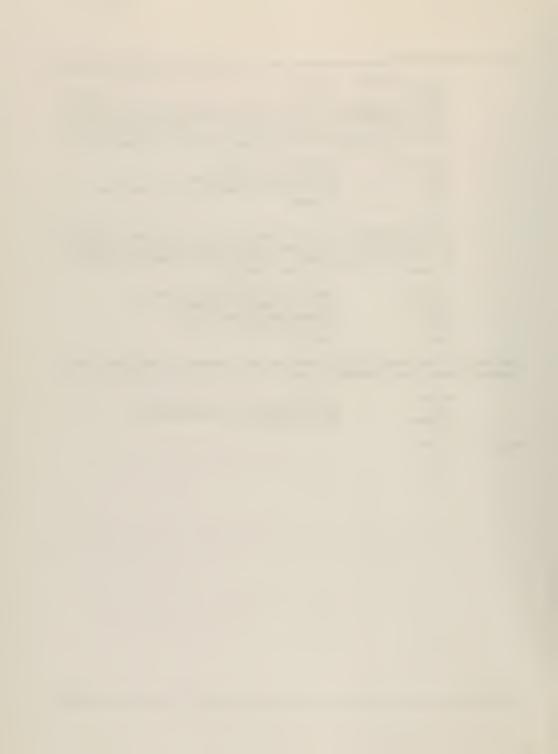
THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON DECEMBER 2, 1999.

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Richardson, Joe

ABSENT: Chinchilla, Martin

Adjournment: 9:03 P.M.



SAN FRANCISCO PLANNING COMMISSION

Minutes of Meeting

Board of Supervisors Chamber - Room 250 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, November 4, 1999

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

PRESENT:

Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

ABSENT:

Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:50 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Mary Gallagher - Zoning Administrator, Linda D. Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1999.438CV
 (ALVIN)

 2642-46 3RD STREET, west side of 3rd Street between 22st and 23rd Streets, Lots 21 in a Assessor's Block 4172-- Request Conditional Use Authorization under Planning Code Section 161(j) to add two dwellings units without providing any off-street parking and a variance under Section 135(g)(2) to reduce the width of an inner court to be used for common open space. The property is in a NC-2 (Small Scale Neighborhood Commercial District), and a 50-X Height and Bulk District.

(Proposed for Continuance to November 18, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES: ABSENT: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

Martin

2. 1999.312E

(JAROSLAWSKY)

699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - Appeal of Preliminary Negative Declaration. The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a



maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review.

(Proposed for Continuance to December 2, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

ABSENT: Martin

3. 99.060D (PURVIS)

139 STILLMAN STREET, south side between 3rd and Th Streets, Lot 125 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912968S, proposing the new construction of an 8-unit live/work building on a vacant lot in a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.

(Proposed for Continuance to November 18, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

ABSENT: Martin

4. 99.061D (PURVIS)

113 STILLMAN STREET, south side between 3rd and Th Streets, Lot 122 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912951S, proposing the demolition of one commercial building and the new construction of a 14-unit live/work building in a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.

(Proposed for Continuance to November 18, 1999)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

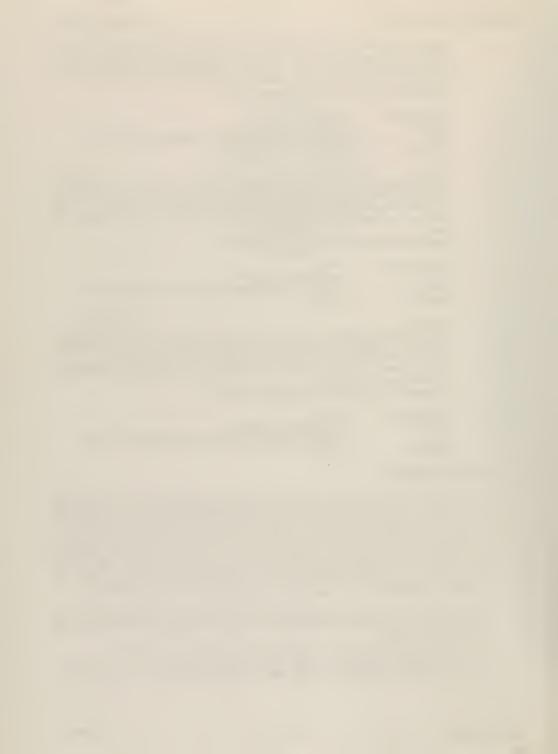
ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))



SPEAKER(S): Joe Buttler

Re: 1032 Broadway Joan Levy Re: 1032 Broadway Joel Shepter

Re: 2750 Sloat Boulevard

Aaron Peskin Re: 412 Broadway Patricia Vaughey

Re: Building without permits

Sue Hestor

Re: 139/113 Stillman St.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption - draft minutes of 10/14/99 and 10/21/99.

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

ABSENT: Martin

Commission Matters.

Antenore: Lack of Affordable Housing Components: ...of ten units or more or ten

units greater than 10 units...

D. DIRECTOR'S REPORT

Director's Announcements.

None

8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

370 DeHaro (Live/Work): CPC decision overtuned +5 -0.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

 1999.365L (LIGHT) 2750 SLOAT BOULEVARD, north side of street between 45th and 46th Avenues, Lot 6 in Assessor's Block 2514: -- Request to approve the designation of the Doggie Diner Sign as a landmark. The subject property is zoned NC-2 (Neighborhood Commercial, Small Scale) District and is in a 100-A Height and Bulk District.

(Continued from Regular Meeting of October 14, 1999)

Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +4 to -2 (Commissioners Antenore, Joe). Commissioner Martin was absent.

SPEAKER(S): None

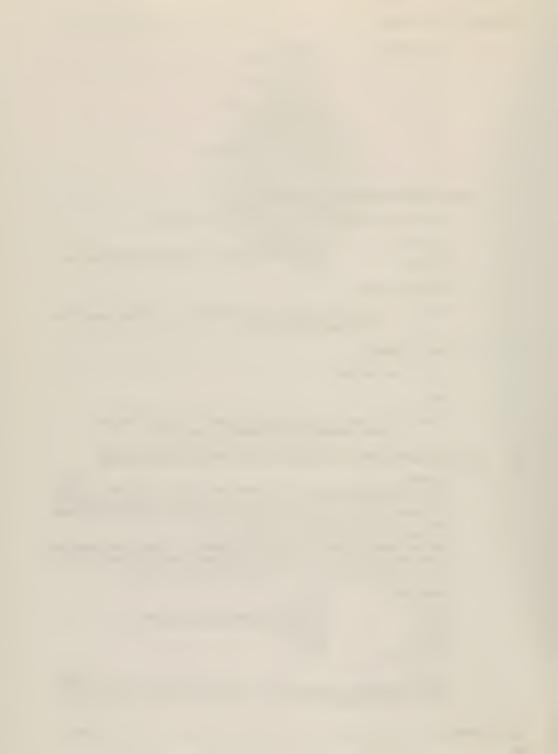
ACTION: Disapproved

AYES: Theoharis, Mills, Chinchilla, Richardson

NAYES: Antenore, Joe

ABSENT: Martin MOTION No.: 14915

1999.266C (SMITH)
 1334 POLK STREET, east side between Pine and Bush Streets; Lot 6 in Assessor's Block
 668 - Request for Conditional Use Authorization, per Section 723.49 of the Planning Code,



to allow a Financial Service Establishment (Advance America, Cash Advance Centers of California, Inc.) of approximately 1000 square feet in size within the Polk Street Neighborhood Commercial District and 65-A Height and Bulk District.

Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +4 to -2 (Commissioners Richardson, Joe). Commissioner Martin was absent.

SPEAKER(S): None

ACTION: Disapproved

AYES: Theoharis, Mills, Antenore, Chinchilla

NAYES: Joe, Richardson

ABSENT: Martin MOTION No.: 14916

11. 1999.398C (WILSON)

275 OLYMPIA WAY (St. John's Church), south side between Clarendon and Dellbrook Avenues; Lot 10 in Assessor's Block 2842 - Request for a Conditional Use authorization to allow the installation of communications utilities, pursuant to Planning Code Section 209.6(b), in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of October 7, 1999)

Note: On September 2, 1999, following public testimony the Commission did not close the public hearing. At the direction of Commission President Theoharis, Mr. Lee of the Health Department, the City Attorney, and a representative of the Church attend the September 16 hearing.

On September 23, 1999, following public testimony the Commission closed the public hearing with exception to testimony in regard to the location of the equipment box. At the direction of Commission President Theoharis, staff was to evaluate the proposed locations of the equipment box and return with its recommendation. (Continued from Regular Meeting of October 7, 1999)

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Joe

NAYES: Antenore, Richardson

ABSENT: Martin MOTION No.: 14917

12. 1999.073D

(KOMETANI)

1032 BROADWAY STREET, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9907006S, proposing to construct a new one-story, 98-square-foot infill addition at the front of the building in a RH-2 (House, Two-Family) District.

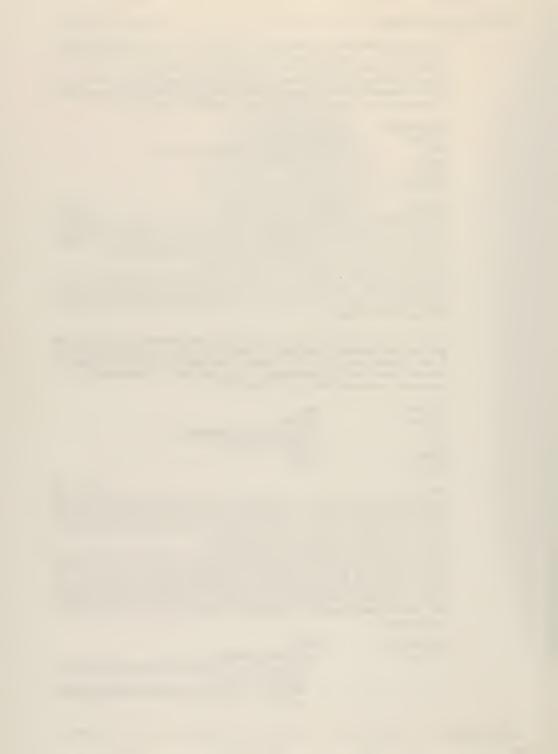
(Continued from Regular Meeting of October 14, 1999)

Note: On October 14, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion to approve as proposed resulted in a vote of +3 -2 (Antenore and Richardson voting No). Commissioners Chinchilla and Martin were absent. President Theoharis instructed the Commission Secretary to provide all case materials and hearing tapes to Commissioners Chinchilla and Martin for review prior to final action.

SPEAKER(S): None

ACTION: Approved as amended:

- Sponsor to hire an experienced preservation expert to monitor construction.
- Provide drawings that accurately reflects the approved work.



AYES: ABSENT: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

Martin

13. 1999.073DD

(KOMETANI)

1032 BROADWAY, north side between Florence and Taylor Streets, Lot 045 in Assessor's Block 0150 -- Request for Discretionary Review of Building Permit Application No. 9909683, proposing to construct a new underground, three-car garage by cutting through an existing concrete retaining wall at the front of the property line in a RH-2 (House, Two-Family) District (Continued from Regular Meeting of October 14, 1999)

Note: On October 14, 1999, following public testimony, the Commission Closed the Public Hearing. A Motion to approve as proposed resulted in a vote of +3 -2 (Antenore and Richardson voting No). Commissioners Chinchilla and Martin were absent. President Theoharis instructed the Commission Secretary to provide all case materials and hearing tapes to Commissioners Chinchilla and Martin for review prior to final action.

SPEAKER(S):

None

ACTION:

Approved as amended:

- Sponsor to hire an experienced preservation expert to monitor construction.

AYES: ABSENT: Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe

Martin

F. REGULAR CALENDAR

14. 1999.512T

(ROSETTER)

APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

(Continued from Regular Meeting of October 21, 1999)

SPEAKER(S):

None

ACTION:

Continued to 11/18/99

AYES:

Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson

ABSENT:

Martin

15. 99.587ET

(ROSETTER)

<u>USE SIZE AMENDMENT</u> - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 303 to also place in Section 303 the special conditional use findings currently located in Section 121.2, thus requiring consideration of these findings for review of any conditional use proposed to occupy floor area that exceeds the threshold or maximum use size specified for that Neighborhood Commercial District whether or not that use size already existed. These findings include issues of intensity of activity in the district, important service to the neighborhood requiring a larger use size and respect for the scale of existing development in the district. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation. (Continued from Regular Meeting of October 28, 1999)

SPEAKER(S):

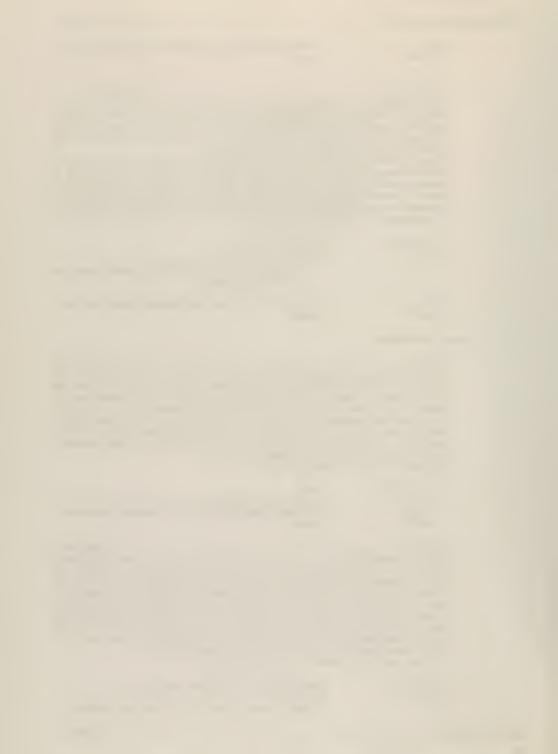
Chris Hopper, Aaron Peskin, Joanne Levy

ACTION:

Approved

AYES:

Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson



ABSENT: Martin RESOLUTION No.: 14918

16. 99.585ET (ROSETTER)

NORTH BEACH USE SIZE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 178 and 186.1 to reduce the period of nonuse for conditional and nonconforming uses to be deemed abandoned in the North Beach Neighborhood Commercial District (NCD) from 3 years to 18 months and to provide that, in the North Beach NCD, a use that exceeds the use size provisions for that district can be changed to another use only as authorized by another conditional use authorization which specifically considers the use size findings; and by amending Sections 121.1 and 722.21 to reduce from 2,500 to 2,000 square feet the use size threshold over which uses in the North Beach NCD need a conditional use and to establish 4,000 square feet as the maximum use size in the North Beach NCD. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation. (Continued from Regular Meeting of October 28, 1999).

SPEAKER(S): Aaron Peskin, Bob Planthold, Steve Vettel, Danni Leoni ACTION: Approved as amended:

except that in the North Beach Neighborhood Commercial District, this Subsection 121.2(b) shall not apply to a "Movie Theater" of "Other Entertainment" uses as defined in Article 7 of this Code when located in multi-story buildings existing prior to November 1, 1999, which buildings were originally constructed for single-tenant commercial occupancy.

AYES: Theoharis, Mills, Joe, Antenore, Richardson

NAYES: Chinchilla
ABSENT: Martin
RESOLUTION No.: 14919

17. 1998.090RM (MONTANA)

INITIATE GENERAL PLAN MAP AMENDMENTS, Consideration of a proposal to initiate amendments to various maps of the General Plan to facilitate the redevelopment of blighted properties in Assessor's Block 3705 bounded by Market, Mission, Fourth and Fifth Streets and which are proposed to be included within the Yerba Buena Center (YBC) Redevelopment Plan and Project Area to accommodate the redevelopment of the former Emporium Building site and environs. The specific parcels deemed to represent the "Project Site" include Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43 of Assessor's Block 3705 and Assessor's Block 3704. Lot 67. The maps of the General Plan that would be considered for amendment are: (1) The map entitled "Streets are Important to the Perception of the City" found on page 1.5.16 of the Urban Design Element of the General Plan, to be amended to remove a portion of Jessie Street which would be reconfigured by the YBC Redevelopment Plan Amendment and Emporium Site redevelopment project ("Project"); (2) Map 1 on page II.1.9 of the Downtown Area Plan, "Downtown Land Use and Density Plan" which would be amended to include the Project Site in the YBC Redevelopment Plan area; (3) Map 3 on page II.1.21 of the Downtown Area Plan, "Major Open Spaces", which would be amended to show the Project Site as included within the YBC Redevelopment Plan Area; (4) Map 5 on page II.1.29 of the Downtown Area Plan, "Proposed Height and Bulk Districts", which would be amended to show the Project Site as included within the YBC Redevelopment Plan Area; (5) Map 7 on page II.1.47 of the Downtown Area Plan, "Proposed Pedestrian Network: Downtown District", would be amended to remove Jessie Street within Block 3705 as a "Pedestrian/Service Street": (6) Map 2 on page I.2.6 of the Commerce and Industry Element, "Generalized Commercial and Industrial Density Plan" which would be amended to include the Project Site within the YBC Redevelopment Plan Area; and (7) Map 1 on page I.2.5 of the Commerce and Industry Element, "Generalized Commercial and Industrial Land Use Plan", which would be amended to show the Project Site as included within the YBC Redevelopment Plan Area.

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The Planning Commission will consider initiation of these amendments on November 4, 1999 and, if so initiated, would schedule a public hearing for December 16, 1999 in January 2000 to consider the adoption of these amendments, after certification of a final environmental analysis. For information on these amendments, or the environmental analysis, please contact planner Susana Montana at (415) 558-6313.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson

ABSENT: Martin MOTION No.: 14920

18. 1998.090RT (MONTANA)

INITIATE ZONING MAP AMENDMENTS, Consideration of a proposal to initiate amendments to Map 1H of the Zoning Map to facilitate the redevelopment of blighted properties on Assessor's Block 3705, bounded by Market, Mission, Fourth and Fifth Streets. The specific parcels deemed to represent the "Project Site" include Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43 of Assessor's Block 3705. The current building height and bulk designations for the Project Site are 120-X and 160-S (north of Jessie Street) and 160-F (south of Jessie Street) and would be reclassified to designate the Project Site as 135-X, 200-X and 400-X Height and Bulk Districts. The Planning Commission will consider initiation of these amendments on November 4, 1999 and, if so initiated, would schedule a public hearing for December 16, 1999 in January 2000 to consider the adoption of these amendments, after certification of a final environmental analysis. For information on these amendments, or the environmental analysis, please contact planner Susana Montana at (415) 558-6313.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson

ABSENT: Martin MOTION No.: 149218

19. 98.559E (MALTZER)

1 ARKANSAS STREET. Assessor's Block 3952, Lot 1C. Appeal of Preliminary Negative Declaration. Proposed conversion of a manufacturing facility to personal services/office or light manufacturing with some offices at 1 Arkansas Street and Sixteenth Street, with the southern portion of the site being a rectangular shaped parking lot. The applicant would retain 7,000 square feet of office use and convert 2,276 square feet of office use and 22,867 square feet of manufacturing and warehouse use to 15,000 square feet of personal services and 10,666 square feet of manufacturing and warehouse uses. The proposed conversion would include adding 523 square feet to the existing building envelope. The applicant would be providing four new off-street parking spaces in addition to the existing three off-street parking spaces, for a total of seven off-street parking spaces. (Continued from Regular Meeting of October 28, 1999)

APPEAL WITHDRAWN

20. 1999.322C (KOONTS)

705-709 UNION STREET, south side between Powell and Mason Streets; Lot 1 in Assessor's Block 118: -- Request for Conditional Use authorization to convert an existing basement from a storage use and an existing retail space on the first floor to a business or professional service use under Section 722.53 of the Planning Code, and for a proposed use size in excess of the 2,499 square feet currently permitted for nonresidential uses under Section 722.21 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 21, 1999)

SPEAKER(S): Danny Lioni



ACTION:

Approved

AYES: ABSENT: Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson

MOTION No.:

Martin 14922

21. 1999.485C

(KOONTS)

1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28: -- Request for Conditional Use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. (Continued from Regular Meeting of October 21, 1999)

SPEAKER(S):

Peter Maher, Scott Moilton, Timothy Cabrero, John Talbott, Joseph McDonald, Dani Lioni, Michael Johnson, John

Shaw.

ACTION:

Public Hearing Closed. Intent to Approve

AYES: ABSENT:

Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson Martin 11/18/99

FINAL LANGUAGE:

22. 1999.511C (PAEZ)

900 LAGUNA HONDA BOULEVARD, south side between Portola Drive and Ulloa Street, Assessor's Block 2915 Lot 1: Request for authorization of a Conditional Use and treatment of the site as a Planned Unit Development (PUD), to allow expansion of an existing institutional use. Saint Brendan's Parish Church and Elementary School, by the construction of an approximately 8500 square-foot multi-purpose building, at the south end of the property, which \would include a gymnasium, offices, meeting rooms and a kitchen in an RH-1(D) (House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.

SPEAKER(S):

Bob McCarthy, Bud Wilson, Joe Toboni, William Welsh,

Janna McLeod, Michael DeLiso, Mathew Bernstein, Elliott

Smith

ACTION:

Approved

AYES:

Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson

ABSENT: MOTION No.: Martin 14923

23. 99.656C

(BORDEN)

1331 9TH AVENUE, west side, between Irving and Judah Streets; Lot 7 in Assessor's Block 1764 -- Request for a Conditional Use authorization under Planning Code Section 711.43 (Large Fast Food Restaurant) to change the use of a vacant retail space on the first floor of an existing building in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

SPEAKER(S):

None

ACTION:

Without hearing, continued to 11/18/99

AYES:

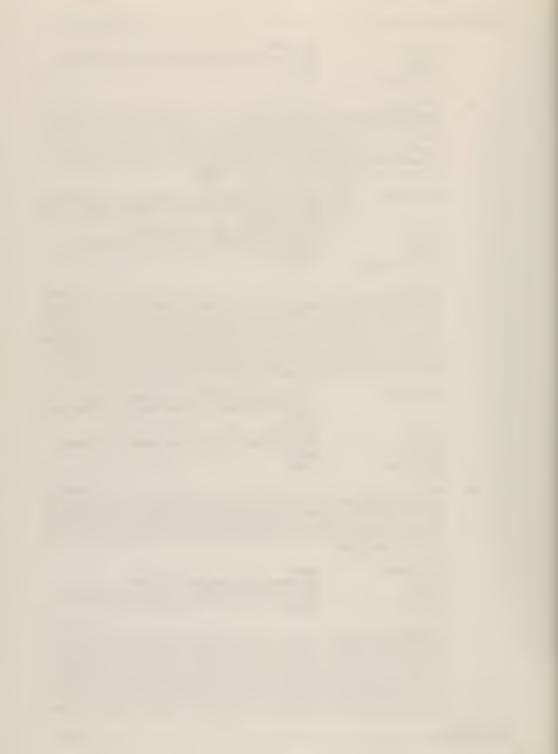
Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson

ABSENT: Martin

1998.497X 24.

(LINDSAY)

215 FREMONT STREET, southeast corner of Fremont and Howard Streets, Lot 12 in Assessor's Block 3738 -- Request for determination of compliance and request for exceptions to the reduction of ground-level wind current requirements (as permitted in Planning Code Section 148), the freight loading and service vehicle space requirements (as permitted in Section 161(i)) and the bulk requirements (as permitted in Sections 270 and 272) pursuant to Section 309 with respect to a proposal to rehabilitate and seismically upgrade an existing six-story office building through the demolition of a 19,800 square foot, four-story



AYES:

penthouse structure and its replacement with a new full seventh floor and partial eighth floor, with a total increase in the building's floor area to be approximately 47,240 square feet. At the ground floor, 21,660 square feet of office space is proposed to be converted to retail space, with individual retail spaces no larger than 5,000 square feet, and 1,730 square feet of ground floor office space is proposed to be converted to a pedestrian arcade along the building's Fremont Street facade. The net increase in office space and gross floor area for the building would be 24,950 square feet. The project would also renovate and upgrade the building's foundations, structural frame and exterior walls, which are proposed to be refurbished with new materials and glazing. The project site is within a C-3-O(SD) [Downtown Office Special Development] District and 350-S and 200-S Height and Bulk Districts.

SPEAKER(S): Andrew Junius, Sue Hestor, Craig Richmond

ACTION: Approved as amended:

Date project is completed any square footage change

is to be reviewed by Planning.
Theoharis, Mills, Chinchilla, Joe, Antenore, Richardson

ABSENT: Martin MOTION No.: 14924

25. 98.266B (ALVIN)

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 115,896 square feet of office space (through the addition of two new stories and conversion of warehouse to office space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District and within the Northeast Mission Industrial Zone (NEMIZ) and the new Industrial Protection Zone (IPZ). (Continued from Regular Meeting of October 28, 1999)

SPEAKER(S): Brett Gladstone, Sue Hestor, Joan Holdeny
ACTION: Public hearing closed, continued to 11/18/99
AYES: Theoharis, Mills, Joe, Antenore, Richardson

NAYES: Chinchilla ABSENT: Martin

26. 99.351E (CHAN)
528 6th STREET/317 HARRIET STREET Appeal of a Preliminary Negative Declaration.

Assessor's Block 3779, Lots 3 and 125 - The proposed project would merge two lots into ore and construct 24 live/work units and 24 off-street underground parking spaces within a new three story (with mezzanines) structure. The new building would be approximately 55' in height and would have vehicular access to the underground parking from 6th Street. The project would replace an existing surface parking lot. The proposed project site is located within the SLI (Service/Light Industrial Mixed Use) zoning district and within the 50-X Height and Bulk District. The site is also within the Planning Commission's adopted Industrial Protection Zone (IPZ).

(Continued from Regular Meeting of October 28, 1999)

SPEAKER(S): Sue Hestor, Cynthia Marcorpolis, Robin Moor, Alice

Barkley, Joe O'Donoghue

ACTION: Public hearing closed. Approved. Upheld Negative

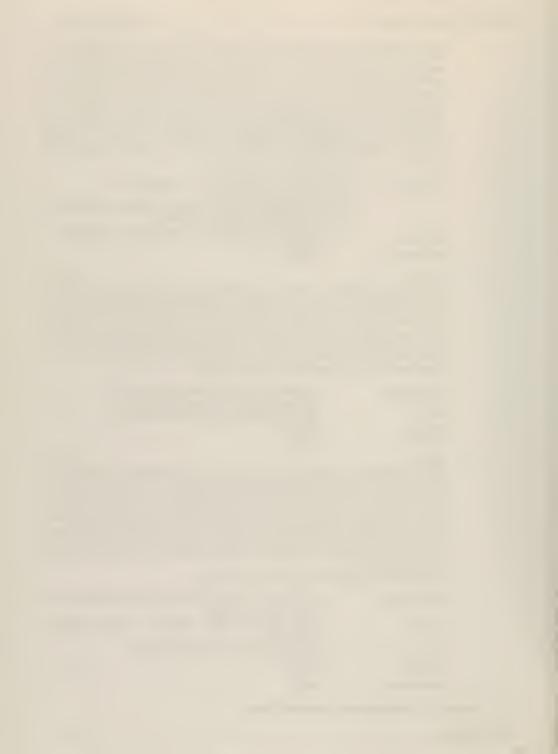
Declaration

AYES: Theoharis, Mills, Chinchilla,, Richardson

NAYES: Antenore, Joe

ABSENT: Martin MOTION No.: 14925

F. SPECIAL DISCRETIONARY REVIEW HEARING



AT APPROXIMATELY 4:30 PM THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

27. 1999.351D (BANALES)

<u>528-6TH STREET/317 HARRIET STREET</u>, through lot fronting on Harriet and 6th Streets on the block bounded by Bryant and Brannan Streets, Lots 003 and 125 in Assessor's Block 3779, proposing the new construction of a live/work building in a SLI (Service/Light Industrial) District, a 50-X Height and Bulk District and within an Industrial Protection Zone.

SPEAKER(S): Ross Schendel, Robin Moor, Joe O'Donoghue, Gary Gee,

Alice Barkley

ACTION: Approved

AYES: Theoharis, Chinchilla, Mills, Richardson

NAYES: Antenore, Joe

ABSENT: Martin

28. 1999.168D

(PURVIS)

<u>374 - 11TH STREET</u>, south side between Folsom and Harrison Streets, Lot 012 in Assessor's Block 3521 -- Request for Discretionary Review of Building Permit Application No. 9902812, proposing to demolish a two-story industrial building and construct a six-unit live/work building in a SLR (Service/Light Industrial/Residential Mixed Use) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of October 21, 1999)

Note: On October 21, 1999, following public testimony, the Commission Closed the Public Hearing.

SPEAKER(S): Ross Schendel, Robin Moor, Joe O'Donoghue, Gary Gee,

Alice Barkley

ACTION: Approved

AYES: Theoharis, Chinchilla, Mills, Richardson

NAYES: Antenore, Joe

ABSENT: Martin

29. 98.989D (LI)

<u>324 LARKIN STREET</u>, east side between Golden Gate Avenue and McAllister Street, Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one illegal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

(Continued from Regular Meeting of October 7, 1999)

Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.

SPEAKER(S): None

ACTION: Without hearing, continued to 12/9/99

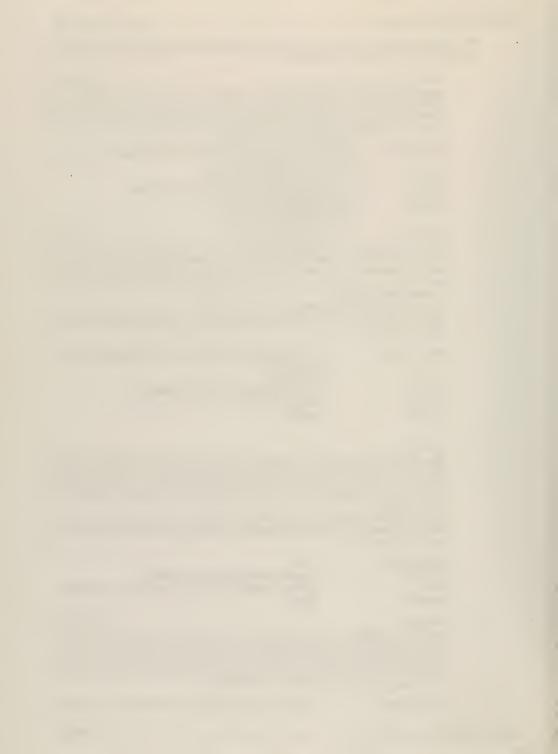
AYES: Theoharis, Chinchilla, Mills, Richardson, Antenore, Joe

ABSENT: Martin

30. 1999.635D (BILLOVITS)

580 HAYES STREET, northeast corner of the intersection at Laguna Street, Lot 10 in Assessor's Block 807 -- Request for Discretionary Review of Building Permit Application No. 9913076, proposing commercial tenant improvements to establish a Rite Aid drug and variety retail store in an existing 5,800 square-foot building now occupied by the Hayes Valley Market in the Hayes-Gough Neighborhood Commercial District

SPEAKER(S): Paul Davis, Elizabeth Shifford, Matt Painter, Sarah Young,



Jerry Jerma, Lois Scott, Robin Levitt, Mary Ann Miller, Michael Herrett, Joan Howell, Gary Baxter, patrick duran, Jim Rhodes, Rick Craft, Tapple Dufresne, terry stark, Yolanda Duran, Wayne Hu, Vidal Harsa, James Hooker, Ghada Karsha, Claire Pilcher, Jaime Turrey, William Lutes, Daniel Bacon, Jeff Halpert, Robert McCarthy

ACTION: AYES: NAYES: ABSENT: Take D.R. and disapproved. Antenore, Mills, Richardson Theoharis, Chinchilla, Joe

BSENT: Martin

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THURSDAY, DECEMBER 9, 1999.

| ACTION: | Approved |
|--------------|-----------------------------------------------------------------|
| AYES: | Theoharis, Mills, Antenore, Chinchilla, Richardson, Joe, Martin |
| Adiournment: | |
| Adjournment. | |



SAN FRANCISCO PLANNING COMMISSION





Calendar

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, November 11, 1999

1:30 PM

Regular Meeting

DOCUMENTS DEPT.

NOV 0 2 1999

SAN FRANCISCO PUBLIC LIBRARY

Anita Theoharis, President
Beverly Mills, Vice President
Dennis Antenore, Hector Chinchilla, Cynthia Joe, Larry Martin, Linda Richardson,
Commissioners

Linda D. Avery, Commission Secretary

Commission Calendars are available on the Internet at http://www.ci.sf.ca.us/planning or as a recorded message at (415) 558-6422.

SAN FRANCISCO PLANNING COMMISSION

Minutes of Meeting

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place

Thursday, November 18, 1999

DOCUMENTS DEPT.

1:30 PM

OCT - 3 2000

Regular Meeting

SAN FRANCISCO PUBLIC LIBRARY

PRESENT:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:50 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Mary Gallagher - Zoning Administrator, Kelly LeBlanc, Hillary Gitelman, Paul Rosetter, Allison Borden, Sharon Young, Jonathan Purvis, Mary Woods, Linda D. Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 99.490C (PURVIS)

1 HARRISON STREET, between Spear Street and The Embarcadero; Lot 2 in Assessor's Block 3769: Request for Conditional Use Approval under Planning Code Section 303 to remove a previous condition of approval provided under Motion 11149, in order to allow the conversion of 17,950 square feet of retail and service uses into office uses within an M-1 (Light Industrial) District with an 84-X Height and Bulk Designation. (Proposed for Continuance to January 13, 2000)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

2. 98.173E

(MALTZER)

526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS:

Minutes of Meeting

Page 1



Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site is currently contains a two-story office building and a one-story to two-story building containing a warehouse, offices, and retail outlet for an import company, and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage. for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street. (Continued from Regular Meeting of October 28, 1999) (Proposed for Continuance to December 2, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

3. 98.599F (WONG)

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration. South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126 hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of October 21, 1999) (Proposed for Continuance to December 16, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

98.891E 4.

(AHMADI)

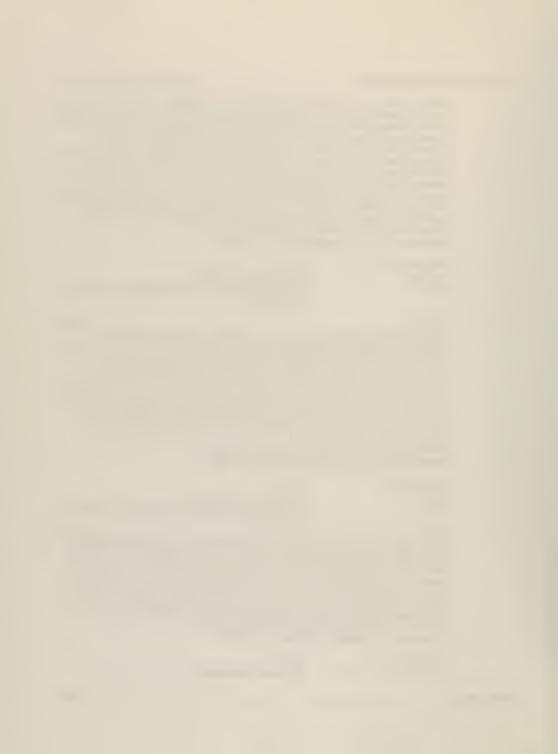
2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area. (Continued from Regular Meeting of October 28, 1999) (Proposed for Continuance to December 2, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed



AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

5. **99**.556D

(BEATTY)

361 LOMBARD STREET, south side between Kearny Street and Grant Avenue, Lot 041 in Assessor's Block 0078 -- Request for Discretionary Review of Building Permit Application No. 9903366, proposing to legalize a hot tub on the roof of the two-unit building and its mechanical equipment in a light well in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 28, 1999)

Note: On October 28, 1999, the Commission passed a Motion of Intent to Disapprove by a vote of +6 to -0. Commissioner Chinchilla was absent. (Proposed for Continuance to December 2, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES: Theo

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

6. 1999.270DD

(BIILLOVITS)

2836-38 WASHINGTON STREET, north side between Scott and Divisadero Streets, Lot 013 in Assessor's Block 0979 -- Request for Discretionary Review of BPA Nos. 9903501 and 9903695S, proposing the installation of an underground garage and interior remodeling of an existing two-unit building in a RH-2 (House, Two-Family) District. (Proposed for Continuance to December 9, 1999)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))



SPEAKER(S): Alexander Seidel

Marilyn Tector

Re: 634 Los Palmos Dr. (Support) - unable to attend

on 12/16. Sue Hestor Re: 160 King Street

Robert

Re: 634 Los Palmos Dr. (Support) - unable to attend on

12/16.

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Commission Matters.

Antenore: 412 Broadway (Aaron Peskin) report from staff at next hearing by

Zoning Administrator - calendar on 12/2.

Theoharis: Check on Item #6 <u>2836-38 Washington Street</u> - informational presentation on 12/2.

D. DIRECTOR'S REPORT

Director's Announcements.

- School for Self Healing Report to Commission on 12/9.
- Joint Hearing with DBI Will be schedule around the end of January.
- Verbal Report on Article 10 of the Planning Code.
- Verbal Report on Historic Preservation re: list of bldgs. connected to significant historical events.
- 9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

None

None

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

10. 99.559C (KEYLON) 714 VAN NESS AVENUE, east side between Turk and Eddy Streets, Lot 7 in Assessor's Block 742- Request for Conditional Use for a large fast food restaurant under Planning Code Section 243(c) to change use from retail use as a laundry/dry cleaners (The Valetors of San Francisco) to a large fast food restaurant (Wendy's) in an RC-4 (Residential-Commercial, High Density) District, 130-V Height and Bulk district, within the

Note: On October 28, 1999, following public testimony, the Commission Closed the Public Comment Period. A Motion of Intent to Disapprove carried by a vote of +6 to -0. Commissioner Chinchilla was absent.

SPEAKER(S):

Van Ness Special Use District.

ACTION: Disapproved

AYES: Theoharis, Mills, Antenore, Joe, Martin, Richardson

EXCUSED: Chinchilla MOTION No.: 14930



11. 1999.485C (KOONTS)

1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28: -- Request for Conditional Use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 4, 1999)

Note: On November 4, 1999, following public testimony, the Commission closed the Public Comment Period. A Motion of Intent to approve carried by a vote of +6 to -0. Commissioner Martin was absent.

SPEAKER(S):

ACTION: Without hearing, continued to 12/2/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

12. 99.650D (LeBLANC)

<u>3630 JACKSON STREET</u>, north side between Maple and Spruce Streets, Lot 005 in Assessor's Block 0969 -- Request for Discretionary Review of Building Permit Application No. 9909429S, proposing to construct a bay window with balcony above at the rear of the existing four-story, single-family dwelling in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of October 28, 1999)

Note: On October 28, 1999, following public testimony, the Commission Closed the Public Comment Period and passed a motion of intent to approve with modifications by a vote of +6 -0. Commissioner Chinchilla was absent.

SPEAKER(S):

None

ACTION:

Approved as modified:

The depth of the proposed project, measured from the front property line, should be reduced by a minimum of 4 feet, so that the edge of the exterior wall of the project is at or behind the southern edge of the adjacent neighbor's patio.

AYES: Theoharis, Mills, Antenore, Joe, Martin,

Richardson

EXCUSED: Chinchilla

F. CONSENT CALENDAR

13. 99.661Q (PURVIS)

2030 BROADWAY, south side between Buchanan and Laguna Streets, Lot 13 in Assessor's Block 566, five-unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

SPEAKER(S):

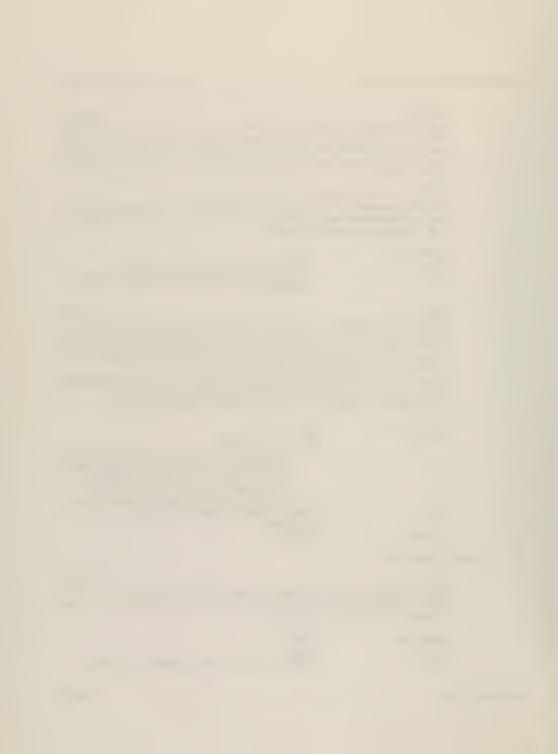
None

ACTION:

Approved

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,



Richardson

G. REGULAR CALENDAR

14. 1999.176E

235 SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. Public Hearing on the Draft Environmental Impact Report (EIR). The proposed project would demolish seven existing one-and two-story buildings, and expand an existing four-story warehouse building to create a seven-story (88-feet tall) building containing about 180,800 sf of office space, 40,000 sf of production and light manufacturing space, 26,600 sf of shipping, loading, and handling space, and about 50 parking spaces. The project site is bounded by Second, Tehama, and Clementina Streets in the South of Market area, Assessor's Block 3736, Lots 60, 61, 62, 64, 65, 66 and 67. (NOTE: Written comments on the Draft EIR will be accepted by the Planning Department until which ever is later.)

SPEAKER(S):

None

ACTION:

Continued to 12/2/99

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

15. 99.027F

(COOPER)

160 KING STREET, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing three-story building at 151-161 Townsend Street, between Second and Third Streets (Assessor's Block 3794, Lot 25) and construct a new, nine-story (plus mechanical penthouse), 105-foot-tall office building, including 352 off-street parking spaces on a basement level and the first four above-ground levels, and one freight loading space. The proposed new building would contain approximately 156,000 gross square feet (gsf) of office space and about 9,000 gsf of ground floor retail space. The site is a through-lot with frontages on Townsend and King Streets, directly across King Street from Pacific Bell Park, and is in an M-2 (Heavy Industrial) zoning district and a 105-F height and bulk district. NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON OCTOBER 11. 1999.

SPEAKER(S):

None

ACTION:

Continued to 12/9/99

AYES:

Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

16. 1999.512T

(ROSETTER)

APPLICATION DISCLOSURE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Sections 306.1 and 306.3 to require that, when completing an application for a conditional use or variance for a commercial use, the applicant must disclose the name under which the applicant intends to conduct business, to require that these applications be signed under penalty of perjury and to require that the intended business name also appear on the notice of the public hearings for these applications. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation. (Continued from Regular Meeting of November 4, 1999)



SPEAKER(S): Ralph Miller, Steven Cornwell ACTION:

Approved as amended:

and the Department shall disseminate all the various required hearing notices again with the disclosed name and allow the prescribed time between the date of the notice and the

date of the hearing.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

14929 RESOLUTION No.:

17. 99.656C (BORDEN)

1331 9TH AVENUE, west side, between Irving and Judah Streets; Lot 7 in Assessor's Block 1764 -- Request for a Conditional Use authorization under Planning Code Section 711.43 (Large Fast Food Restaurant) to change the use of a vacant retail space on the first floor of an existing building in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 4, 1999)

SPEAKER(S): Linda West, Angel Stovanov

ACTION: Public Hearing Closed. Intent to Approved. Final

Language 12/2/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

(ALVIN) 18. 98.266B

1890 BRYANT STREET, bounded by Bryant Street on the east, Mariposa Street on the south and Florida Street on the west; Lots 4 in Assessor's Block 3970 -- Request under Planning Code Section 321 for authorization to add approximately 115,896 square feet of office space (through the addition of two new stories and conversion of warehouse to office space within the existing building) to the City's office development annual limit. The property is in a M-1 (Light-Industrial) Zoning District and a 65-B Height and Bulk District and within the Northeast Mission Industrial Zone (NEMIZ) and the new Industrial Protection Zone (IPZ).

(Continued from Regular Meeting of November 4, 1999)

SPEAKER(S): None

ACTION: Continue Indefinitely

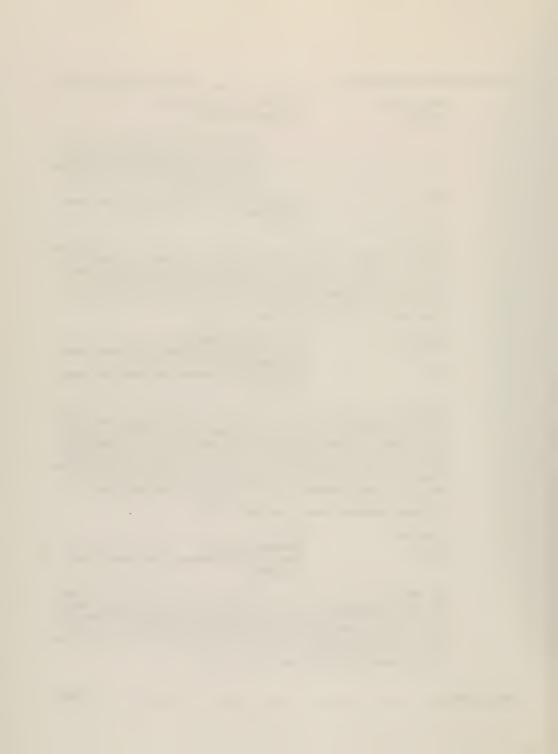
AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

19. 1999.438CV (ALVIN)

2642-46 3RD STREET, west side of 3rd Street between 22st and 23rd Streets, Lot 21 in Assessor's Block 4172-- Request for Conditional Use Authorization under Planning Code Section 161(i) to add two dwelling units without providing two additional off-street parking spaces. The property is in an NC-2 (Small Scale Neighborhood Commercial) District, and a 50-X Height and Bulk District.

(Continued from Regular Meeting of November 4, 1999)



SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

MOTION No.: 14926

20. 1999.438C<u>V</u> (ALVIN <u>YOUNG</u> ALVIN)

<u>2642-46 3RD STREET</u>, west side of 3rd Street between 22st and 23rd Streets, Lot 21 in Assessor's Block 4172-- Request for a variance under Section 135(g)(2) to reduce the width of an inner court to be used as common open space between the two proposed structures. The property is in an NC-2 (Small Scale Neighborhood Commercial) District, and a 50-X Height and Bulk District.

(Continued from Regular Meeting of November 4, 1999)

SPEAKER(S): None

ACTION: Zoning Administrator closed public hearing.

21. 99.489C (PURVIS)

201 9TH STREET, between Howard and Folsom Streets; Lot 82 in Assessor's Block 3729: Request for Conditional Use Authorization under Planning Code Section 181 (f) to permit the intensification of operation for a legal non-conforming nighttime entertainment use (known as "Asia SF") in an SLR (Service/Light Industrial/Residential) District within the South of Market Mixed Use District with a 50-X Height and Bulk Designation.

SPEAKER(S): Jeremy Paul, Officer Rose Meyer, Sharon Birch,

John Stevens, John Fox, Carlos Castillo, Rosemarie Hastings, Amelia Rios, Caitriona O'Mahony, Ann Marie Bruchalski, Mathew Birder, Roselle Ruperto

ACTION: Approved as amended:

- night entertainment with limited hours.

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

MOTION No.: 14936

22. 99.363C (WOODS)

<u>2237 UNION STREET</u>, south side between Fillmore and Steiner Streets, Lot 031 in Assessor's Block 0539 -- Request for Conditional Use Authorization under Section 161(j) of the Planning Code to allow reduction of the off-street parking requirement from one space to zero in order to convert the existing top two floors of commercial (office) use to one residential unit, and to maintain the ground floor commercial (office) use in an existing three-story building in the Union Street Neighborhood Commercial District with a 40-X Height and Bulk District.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

MOTION No: 14927



23. 99.367C (WILSON)

634 LOS PALMOS DRIVE, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.

SPEAKER(S): None

ACTION: Without hearing, continued to 12/16/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

24. 99.612C

(LeBLANC) 488 HAYES STREET, on the north side between Octavia and Gough Streets; Lot 016 in Assessor's Block 0808 -- Request for Conditional Use authorization to allow "Other Entertainment", as required per Section 720.48 (and defined in Section 790.38) of the Planning Code, at a bar located within the Hayes-Gough Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S): None ACTION:

Approved AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

MOTION No.: 14928

AT APPROXIMATELY 5:25 PM THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

25. 98.712D (ZWIERZYCKI)

36-46 STATES STREET, north side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of September 23, 1999)

Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. The Planning Commission requested that the Project Sponsor meet with the neighborhood to revise plans to accommodate neighborhood concerns.

SPEAKER(S): None

ACTION: Without hearing, continued to 12/2/99

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

(PURVIS) 26. 99.060D

139 STILLMAN STREET, south side between 3rd and 4th Streets, Lot 125 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912968S, proposing the new construction of an 8-unit live/work building on a vacant lot in



a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.

(Continued from Regular Meeting of November 4, 1999)

SPEAKER(S): Sue Hestor, Warren Small ACTION: No D.R. Project approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

27. 99.061D (PURVIS)

113 STILLMAN STREET, south side between 3rd and 4th Streets, Lot 122 in Assessor's Block 3762 -- Request for Discretionary Review of Building Permit Application No. 9912951S, proposing the demolition of one commercial building and the new construction of a 14-unit live/work building in a SLI (Service/Light Industrial) District, a 40-X Height and Bulk District and within a Mixed Use Area.

(Continued from Regular Meeting of November 4, 1999)

SPEAKER(S): Sue Hestor, Warren Small ACTION: No D.R. Project approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin,

Richardson

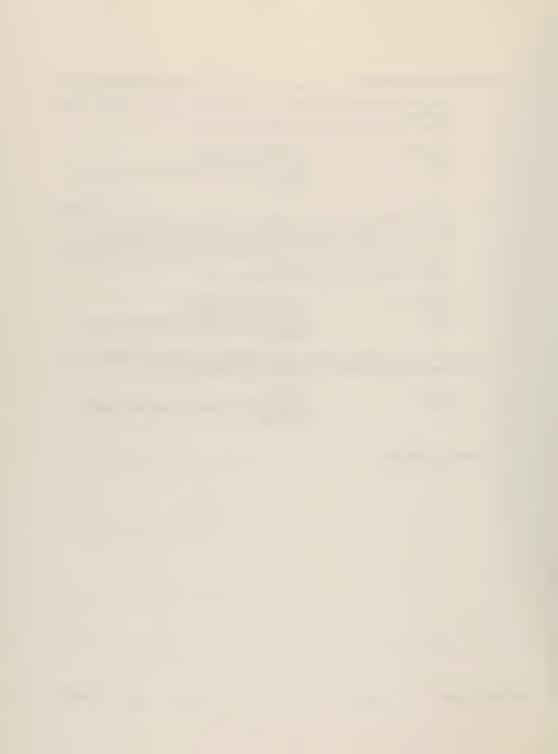
THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, DECEMBER 2.9, 1999.

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Chinchilla, Richardson,

Joe, Martin

Adjournment: 6:07 p.m.





PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION FAX: 558-6409

ADMINISTRATION FAX: 558-6426

FAX: 558-6409

CURRENT PLANNING/ZONING LONG RANGE PLANNING FAX: 558-6426





SAN FRANCISCO PLANNING COMMISSION **Regular Meeting** Thursday, November 25, 1999

1:30 PM

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning commission for Thursday, November 25, 1999 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, December 2, 1999.

> Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT ANITA THEOHARIS VICE-PRESIDENT BEVERLY MILLS COMMISSIONER DENNIS A. ANTENORE COMMISSIONER HECTOR CHINCHILLA COMMISSIONER LARRY MARTIN COMMISSIONER CYNTHIA JOE COMMISSIONER LINDA RICHARDSON GERALD G. GREEN, DIRECTOR OF PLANNING MARY GALLAGHER, ZONING ADMINISTRATOR

LINDA D. AVERY, COMMISSION SECRETARY

DOCUMENTS DEPT

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SAN FRANCISCO PLANNING COMMISSION

Minutes of Meeting

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, December 2, 1999

1:30 PM

DOCUMENTS DEPT.

Regular Meeting

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

PRESENT:

Theoharis, Mills, Antenore, Joe, Richardson

Chinchilla and Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Mary Gallagher - Zoning Administrator, Linda D. Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

98.703C

399 WEBSTER STREET, on the west side of Webster Street, and on the corner of Webster and Oak Streets; Lots 1 in Assessor's Block 842 -- Request under Planning Code Section 209.2(d) to convert a two-family residence to a bed and breakfast hotel with no more than five rooms or suites of rooms none with cooking facilities, including allowing private parties with no more than 100 guests, in an RM-1(Residential, Mixed Districts, Low Density) and 40-X Height and Bulk District.

(Continued from Regular Meeting of October 28, 1999)\(
(Proposed for Continuance to January 27, 2000)

SPEAKER(S):

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Richardson

None

ABSENT: Chinchilla and Martin

1999.312E (JAROSLAWSKY)
 699 PENNSYLVANIA AVENUE, Assessor's Block 4104, Lot 002 - Appeal of Preliminary
 Negative Declaration. The proposal includes the demolition of an existing 4,500 square foot building and the construction of an 17,126 square foot building. The new structure



would contain 10 live/work loft units and 10 parking spaces. Ingress and egress to the garage area would be along 22nd Street. The structure would utilize the entire site, be a maximum of 40 feet in the height and contain three stories, not including the garage level. The project site is located in an M-1 (Light Industrial) Zoning District, within the Potrero Hill District of the City of San Francisco. The project site is also within the Industrial Protection Buffer Zone (IPZ) and will undergo mandatory Discretionary Review. (Continued from Regular Meeting of November 4, 1999) (Proposed for Continuance to January 13, 2000)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

3. 1999.027BC (BANALES)

160 KING STREET, on the north side, being a through lot to Townsend Street, between 2nd and 3rd Streets; Lot 25 in Assessor's Block 3794 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit new construction of a 9-story over basement office building, not to exceed 176,000 square feet of office space. Request for Conditional Use authorization to allow Special Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271. This notice shall also set forth an initial determination of the net addition of gross square feet of office space, pursuant to Planning Code Section 313.4 and 314.4. The is within an M-2 (Heavy Industrial) and 105-F Height and Bulk District. (Proposed for Continuance to January 6, 2000)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Wayne Justman

Re: 350 Divisadero - Medical Marijuana Facility

Shirley Jones
Re: Executive Park



C. COMMISSIONERS' QUESTIONS AND MATTERS

Consideration of adoption - draft minutes of 10/21/99 and 10/28/99

ACTION: Approved

AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

Commission Matters.

None

D. DIRECTOR'S REPORT

Director's Announcements.

None

7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

BOA: Finance and Labor Committee

- Approved the Application Disclosure Legislation

(Supervisor Leland Yee gratitude for Commission's comments and support.

BOS:

ABSENT:

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

98.500D (MILLER)
 111 MORRIS STREET, east side at comer of Morris and Bryant Streets, Lots 042 through
 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit
 Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an
 SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for
 inclusion in an Industrial Protection Zone.

Note: On October 7, 1999, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove this project. The vote was +4 -3 (Chinchilla, Mills, Theoharis). Staff was instructed to provide further analysis for inclusion in IPZ. The item is to be calendered for final action on October 28, 1999. On October 28 the Commission passed a motion of intent to approve which failed to carry by a vote of +3 to -3 (Antenore, Joe, Martin) Commissioner Chinchilla was absent. Item was continued to 12/2/99.

SPEAKER(S): None

ACTION: Motion to approve

AYES: Theoharis, Mills, Richardson

NAYES: Antenore, Joe

ABSENT: Chinchilla and Martin

ACTION: Continued to 12/9/99.

AYES: Theoharis, Mills, Richardson, Antenore, Joe

Chinchilla and Martin

9. 1999.485C (KOONTS)

1326 GRANT AVENUE, east side between Green and Vallejo Streets; Assessor's Block 132, Lot 28: -- Request for Conditional Use authorization to convert an existing small self-service restaurant with live entertainment (non-amplified acoustic music) to a bar with live entertainment (non-amplified acoustic music) under Section 722.41 of the Planning Code



in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 18, 1999)

Note: On November 4, 1999, following public testimony, the Commission closed the Public Comment Period. A Motion of Intent to Approve carried by a vote of +6 to -0. Commissioner Martin was absent.

SPEAKER(S): None

ACTION: Approved

AYES: Theoharis, Mills ,Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

MOTION No.: 14933

10. 99.656C (BORDEN)

1331 9TH AVENUE, west side, between Irving and Judah Streets; Lot 7 in Assessor's Block 1764 -- Request for a Conditional Use authorization under Planning Code Section 711.43 (Large Fast Food Restaurant) to change the use of a vacant retail space on the first floor of an existing building in the NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 4, 1999)

NOTE: On November 18, 1999, following public testimony, the Commission closed the Public Comment Period. A Motion of Intent to Approve carried by a vote +7 -0.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills ,Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

MOTION No.: 14934

11. 99.556D (BEATTY)

361 LOMBARD STREET, south side between Kearny Street and Grant Avenue, Lot 041 in Assessor's Block 0078 -- Request for Discretionary Review of Building Permit Application No. 9903366, proposing to legalize a hot tub on the roof of the two-unit building and its mechanical equipment in a light well in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 18, 1999)

Note: On October 28, 1999, the Commission passed a Motion of Intent to Disapprove by a vote of +6 to -0. Commissioner Chinchilla was absent.

SPEAKER(S): None

ACTION: Disapproved

AYES: Theoharis, Mills , Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

F. REGULAR CALENDAR

12. 1999.442E (WONG)

EXECUTIVE PARK DEVELOPMENT PLAN, CERTIFICATION OF SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT; Portions of Lots 75, 85, 86 and 88/90 of Assessor's Block 4991; Lots 24, 61, and 65 of Assessor's Block 153 (within the area generally bounded by Highway 101 to the west, Harney Way to the south, Jamestown Avenue to the east, and Bayview Hill to the north). The proposal is to complete construction of the Executive Park Development previously approved by the Planning Commission. The project sponsor is requesting modifications of the Conditional Use authorization and an extension of the authorization beyond December 1999. Build-out of



the project's remaining development would occur on the parcels noted above, within four areas: north of Executive Park Boulevard North in existing parking lots, on both sides of Thomas Mellon Drive, south of Alana Way, and south of Crescent Way in the residential portion of the site. The balance of the project to be developed includes a total of about 1.324 million gross square feet (gsf) of office space, 57,500 gsf of retail and restaurant space, a 25,000-gsf health club, a 10,000-gsf day care center, parking for about 2,438 vehicles (or more, with a variant that would involve an additional 1,400 to 1,870 parking spaces), a hotel with 350 rooms, and about 263 residential units with about 488 parking spaces.

Note: The public hearing for this item is closed. The public comment period for the Draft SEIR ended on September 14, 1999.

SPEAKER(S): None ACTION: Approved

AYES: Theoharis, Mills ,Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

MOTION No.: 14935

13. 1999.176E (GITELMAN)

235 SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. Public

Hearing on the Draft Environmental Impact Report (EIR). The proposed project would
demolish seven existing one-and two-story buildings, and expand an existing four-story
warehouse building to create a seven-story (88-feet tall) building containing about
180,800 sf of office space, 40,000 sf of production and light manufacturing space, 26,600
sf of shipping, loading, and handling space, and about 50 parking spaces. The project
site is bounded by Second, Tehama, and Clementina Streets in the South of Market area,
Assessor's Block 3736, Lots 60, 61, 62, 64, 65, 66 and 67. (NOTE: Written comments on
the Draft EIR will be accepted by the Planning Department until which ever is later.)
(Continued from Regular Meeting of November 18, 1999)

SPEAKER(S): Sue Hestor

ACTION: Meeting held. Public Hearing Closed.

14. 98.369A (KOMETANI) 435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Certificate of Appropriateness authorization under Planning Code, Article 10, to demolish an existing one-story parking structure and to

construct a new five-story building in the Jackson Square Historic District. The subject property is zoned C-2 (Community Business) District, is in a 65-A Height and Bulk District,

and is in the Washington-Broadway Special Use District.

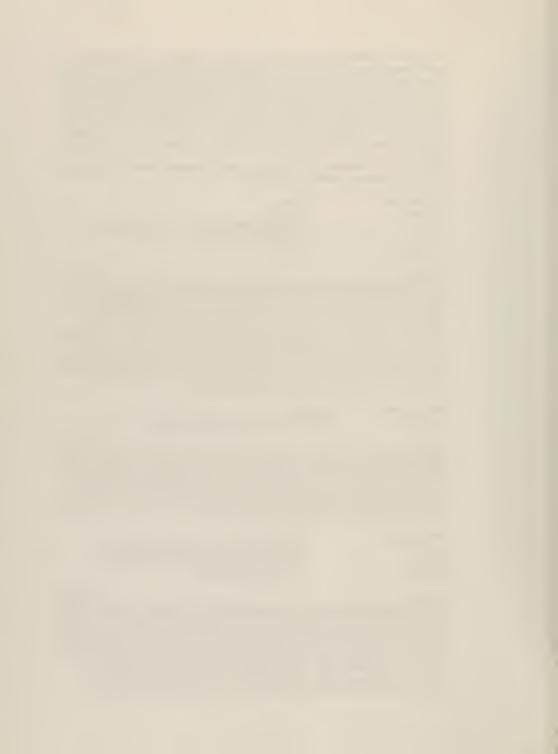
SPEAKER(S): None

ACTION: Without hearing. Continued to 12/16/99
AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

15. 98.369B (IONIN)

435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Project Authorization under Sections 321 and 322 of the Planning Code to allow the creation of office space greater than 25,000 gross square feet (gsf). The property is in the Jackson Square Historic District, Washington-Broadway Special Use District, a C-2 (Community Business) District, and a 65-A Height and Bulk District. The proposal is to demolish a single-story off-street parking structure and construct a new five-story office building approximately 60 feet tall, containing approximately 32,500 gsf of office space, 521 gsf of ground floor retail space, and



approximately 7,500 gsf of off-street parking (15 spaces).

SPEAKER(S): None

ACTION: Without hearing. Continued to 12/16/99 AYES: Theoharis, Mills, Antenore, Joe, Richardson

Chinchilla and Martin ABSENT:

16. 1999.532ET (ROSETTER) PLANNING CODE AMENDMENT: MISSION ALCOHOL RUSD EXCEPTION FOR

GROCERY RELOCATION. The existing Mission Alcoholic Beverage Restricted Use Subdistrict (RUSD) which is bounded by 14th Street, Potrero Avenue, Cesar Chavez Street and Guerrero Streets, prohibits any new establishment selling or serving alcoholic beverages within that district, but makes an exception for bonafide restaurants. The proposed amendment would allow an existing grocery store to transfer its liquor license to elsewhere within the RUSD, provided, 1) that it would be for the same type of license as held at the prior location; 2) that the grocery store had this license since before the effective date of the Mission Alcohol RUSD; 3) that the store relocation occurs within 24 months after the effective date of the Mission Alcohol RUSD; 4) that the new location is within 500 feet of the prior location; 5) that the proportion of the floor area devoted to alcohol sales at the new location will not be significantly increased; 6) that alcohol sales are abandoned at the former site.

SPEAKER(S): None

ACTION: Without hearing. Continued to 1/6/00 AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

17. 1999.575 TT (ROSETTER) REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE

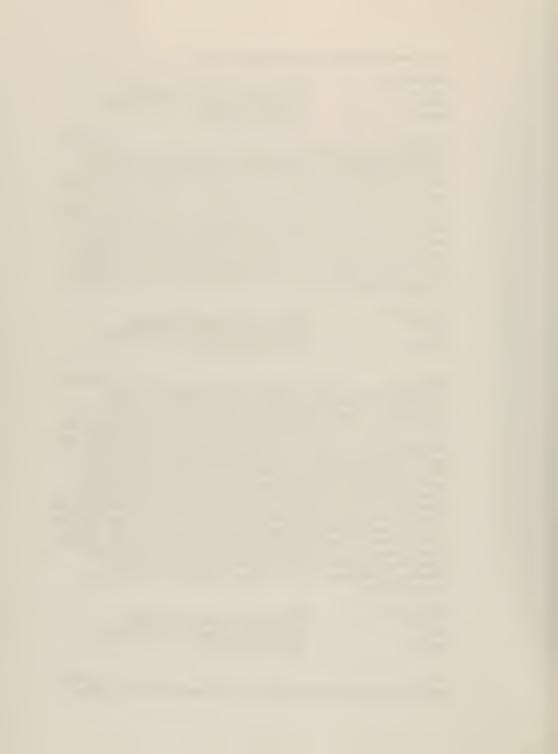
AMENDMENT, Consideration of a proposal to initiate a revision to a proposed amendment to the Planning Code previously initiated by the Planning Commission and recommended for adoption by the Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal and this revision would amend Section 303 to clarify the appeal delay in the effective date of a conditional use approval and to provide a process for abating conditional uses which violate their conditions of approval or have become a public nuisance. The process would involve a public hearing to consider revoking the conditional use permit, modifying conditions of approval or taking other abatement action and would include an opportunity to appeal a decision to the Board of Supervisors. The current, proposed revisions would delete the provision whereby tenants would be allowed to sign an appeal petition, due to the difficulty of recording, counting and noticing tenants; would delete language that implied that the procedure would not apply to conditional uses that were "grand fathered in"; and would require notice of the abatement hearing to be sent to the permit holder by regular mail as well as certified mail. The original amendment provided only for certified mail notification. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

SPEAKER(S): None

ACTION: Without hearing. Continued to 12/09/99 AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

(AHMADI) 18. 98.891E 2002 THIRD STREET & 595 MARIPOSA STREET, Appeal of Preliminary Negative



Declaration. Construction of two new four-story, 50 feet tall buildings on two adjacent vacant lots. The new structures would have 40 live/work units with 40 off-street parking spaces on the Third/Mariposa Streets lot and 8 live/work units with 8 off-street parking spaces on the Mariposa/Tennessee Streets lot. The two lots are on Assessor's Block 3995 - Lots 23 and 22. The proposed buildings are located in an M-2 (Heavy Industrial) Zoning District within a 50-X height/bulk district in the Central Waterfront area. (Continued from Regular Meeting of November 18, 1999)

SPEAKER(S): None

ACTION: Without hearing. Continued to 1/6/00
AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

19. 98.173E (MALTZER)

526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site currently contains a two-story office building and a one-story to two-story building occupied by a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street. (Continued from Regular Meeting of November 18, 1999).

SPEAKER(S): None

ACTION: Without hearing. Continued to 12/16/99
AYES: Theoharis. Mills. Antenore, Joe. Richardson

ABSENT: Chinchilla and Martin

AT APPROXIMATELY 3:30 PM THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.

20. 98.173D (MILLER)

526-548 BRANNAN STREET, through lot to Freelon Street between 4th and 5th Streets, Lots 038 and 041 in Assessor's Block 3777 -- Staff-initiated Discretionary Review of BPA Nos. 9803230, 9905488, 9905479, 9803229, and 9918996, proposing to demolish two buildings and to construct three new live/work buildings with a total of 108 units in a SLI (Service, Light Industrial, Residential) District, a 50-X Height and Bulk District, and in an Industrial Protection Zone.

SPEAKER(S): None

ACTION: Without hearing. Continued to 12/16/99
AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

21. 98.891D (MILLER)

2002 THIRD STREET & 595 MARIPOSA STREET,, southwest corner of the intersection of 3rd and Mariposa Streets, Lots 023 and 022 in Assessor's Block 3995 -- Staff-initiated Discretionary Review of BPA Nos. 9913151S and 9913353S, proposing to construct two new live/work buildings at 2002 - 3rd Street and 595 Mariposa Street with 38 and 8 units,



respectively, in a M-2 (Heavy Industrial) District, a 50-X Height and Bulk District, and in a Mixed Use Housing Zone.

SPEAKER(S): None

ACTION: Without hearing. Continued to 1/6/00
AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

22. 98.712D (ZWIERZYCKI)

<u>36-46 STATES STREET</u>, north side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of November 18, 1999)

Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. The Planning Commission requested that the Project Sponsor meet with the neighborhood to revise plans to accommodate neighborhood concerns.

SPEAKER(S): None

ACTION: Without hearing. Continued to 12\9\99
AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

23. 99.653D (MIRAMONTES)

<u>2515 SCOTT STREET</u>,. west side between Pacific Avenue and Broadway, Lot 003 in Assessor's Block 0961 -- Staff-initiated Discretionary Review of BPA No. 9913295, proposing to convert a five-unit building to a single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S): None

ACTION: Without hearing. Continued to 1/6/00
AYES: Theoharis, Mills, Antenore, Joe, Richardson

ABSENT: Chinchilla and Martin

24. 99.610D (KIM)

309 MISSISSIPI STREET, east side between 18th and 19th Streets, Lot 021A in Assessor's Block 4039 -- Request for Discretionary Review of BPA No. 9907551, proposing to add one dwelling unit at the ground level and its required additional off-street parking, and construct a horizontal expansion to the existing two-story-over-garage single-family dwelling in a RH-3 (House, Three-Family) District.

SPEAKER(S): Greg Kelly, Josephine Contoloni, Louis Robles,

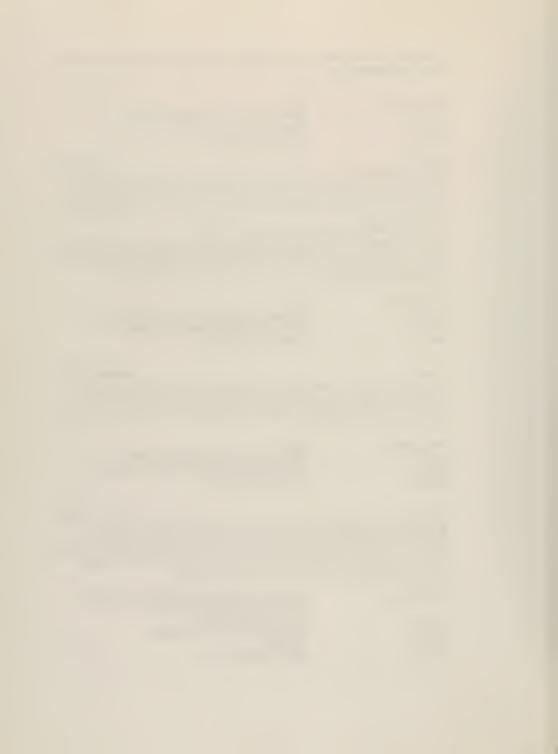
Sandra Peterson, Johnson Chow

ACTION: Approved as proposed

AYES: Theoharis, Mills, Joe, Richardson

NAYES: Antenore

ABSENT: Chinchilla and Martin



THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, DECEMBER 16, 1999.

ACTION: Approved

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Theoharis

Adjournment: 4:08 P.M.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, December 9, 1999

1:30 PM

DOCUMENTS DEPT. OCT - 3 2000

Regular Meeting

SAN FRANCISCO PUBLIC LIBRARY

PRESENT: Theoharis, Mills, Antenore, Chinchilla, Joe, Martin, Richardson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT THEOHARIS AT 1:41 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Mary Gallagher - Zoning Administrator, Joan Kugler, Jim Miller, Rick Cooper, Rana Ahmadi, Tom Wang, Alison Borden, Edy Zwierzycki, Michael Li, Katherine Keylon, John Billovits, Jason Smithm, Linda D. Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 1999.247E (KUGLER) 1247 HARRISON STREET, south side of Harrison between 8th and 9th Streets (Block 3757, lots 63, 65, and 66). Appeal of a Preliminary Negative Declaration. The proposed project that is the subject of the PND would remove bus parking around and incidental uses in the former Shrader Iron Works building, demolish the structures, and construct three new three-story buildings for a total of 64 live/work units. Parking would be provided at a one to one ratio for a total of 64 spaces. The proposed buildings would be about 45 feet in height at the roof level with additional height from a parapet and stair penthouses which would raise the height by approximately 10 feet for a total of 55 feet. The project is within the Interium Industrial Protection Zone. (Proposed for Continuance to January 27, 2000).

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Theoharis, Mills, Joe, Martin, Richardson, Chinchilla

ABSENT: Antenore



B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Steve Williams

Re: 36-46 States Street

 Review policy that allows Project Sponsor to dictate continuance of D.R. case.

Irene Fountain

Re: 333 Dolores Street

Sue Hestor

Re: 1. Court reporter on EIR certification

- Quality of transcriptions have not been clear or accurate
- Revisit review of EIR hearing procedures
- 2. Adoption of IPZ controls

Ali Macadano

Re: 333 Dolores Street

Malin Mosetti

Re: Establish a D.R. policy for South Slope of Bernal Heights.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Commissions Matters.

Chinchilla: Calendar status of IPZ interim guidelines/permanent controls.

Antenore: Are there any projects in South Slope of Bernal Heights?

3. Consideration of adoption - draft minutes of 11/4/99 and 11/18/99.

ACTION: Approved

AYES: Theoharis, Mills, Joe, Martin, Richardson, Chinchilla, Antenore.

D. DIRECTOR'S REPORT



Director's Announcements.

D.R. policy of South Slope of Bernal Heights - Schedule for 1/20/00.

Status Report on School for Self Healing

SPEAKER(S): None

ACTION: Informational only. No action required.

6. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.

None

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

 98.500D (MILLER) 111 MORRIS STREET, east side at corner of Morris and Bryant Streets, Lots 042 through 045 in Assessor's Block 3778 -- Request for Discretionary Review of Building Permit Application No. 9812711S, proposing to construct 30 live/work units on a vacant site in an SLI (Service/Light Industrial) District and a 50-X Height and Bulk District, proposed for

Note: On October 7, 1999, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove this project. The vote was +4 -3 (Chinchilla, Mills, Theoharis). Staff was instructed to provide further analysis for inclusion in IPZ. The item is to be calendered for final action on October 28, 1999. On October 28 the Commission passed a motion of intent to approve which failed to carry by a vote of +3 to -3 (Antenore, Joe, Martin) Commissioner Chinchilla was absent. On December 2, 1999, the Commission passed a motion of intent to approve which failed to carry by vote +3 -2 (Antenore, Joe). Commissioners Chinchilla and Martin were absent.

Item was continued to 12/9/99.

inclusion in an Industrial Protection Zone.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Richardson, Chinchilla

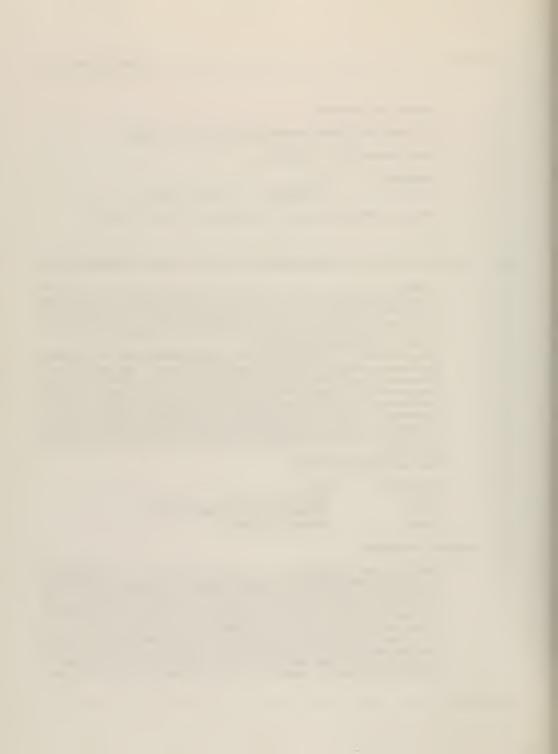
NAYES: Antenore, Joe, Martin

F. REGULAR CALENDAR

8. 1999.575 TT (aka 1999.816ET)

REVISION TO THE CONDITIONAL USE ABATEMENT PLANNING CODE AMENDMENT,
Consideration of a proposal to initiate a revision to a proposed amendment to the Planning
Code previously initiated by the Planning Commission and recommended for adoption by the
Commission on October 7, 1999 but not heard by the Board of Supervisors. That proposal
and this revision would amend Section 303 to clarify the appeal delay in the effective date of
a conditional use approval and to provide a process for abating conditional uses which violate
their conditions of approval or have become a public nuisance. The process would involve
a public hearing to consider revoking the conditional use permit, modifying conditions of
approval or taking other abatement action and would include an opportunity to appeal a

Meeting Minutes Page 3



decision to the Board of Supervisors. The current, proposed revisions would delete the provision whereby tenants would be allowed to sign an appeal petition, due to the difficulty of recording, counting and noticing tenants; would delete language that implied that the procedure would not apply to conditional uses that were "grand fathered in"; and would require notice of the abatement hearing to be sent to the permit holder by regular mail as wel as certified mail. The original amendment provided only for certified mail notification. Testimony and Commission considerations could result in recommendations of modifications to the proposed legislation.

(Continued from Regular Meeting of December 2, 1999).

SPEAKER(S): None

ACTION: Approved as amended:

Page 9, line 25 - add "substantial"

Page 10, line 1 - instead of "of a public nuisance created by the conditional use which..." put in "...violations of applicable

law and the violations (have not)...

A decision by the Planning Commission to revoke a conditional use, to modify conditions or placement of conditional conditions on a conditional use or a decision by the Planning Commission refusing to revoke or amend a conditional use may be appealed.

Page 10, line 25 - shouldn't it be better to have it not take effect until the appeal period is over or until an appeal is settled.

AYES: Theoharis, Mills, Richardson, Chinchilla, Antenore, Joe, Martin

MOTION No.: 14937

9. (GITELMAN)

Resolution delegating to the Environmental Review Officer (ERO) Responsibility for Taking Testimony at Draft EIR Hearings and Reporting Back to the City Planning Commission at a Continuation of such Hearing.

SPEAKER(S): Debra Stein ACTION: Approved

AYES: Theoharis, Mills, Richardson, Chinchilla, Antenore, Joe, Martin

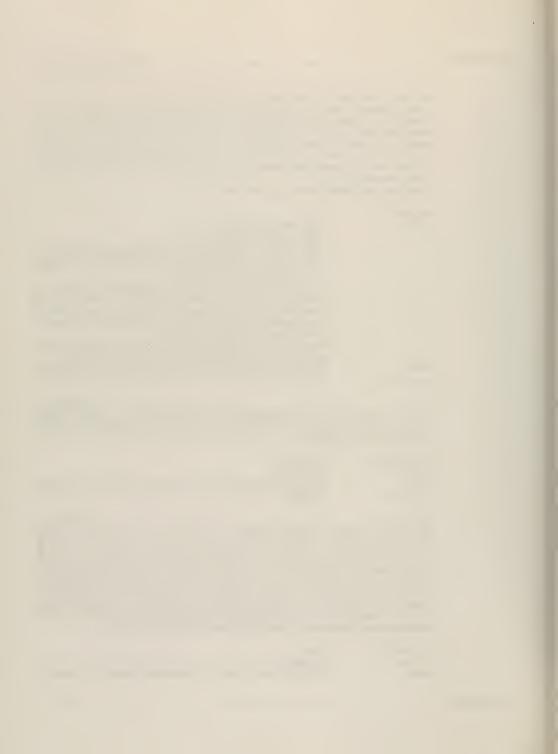
MOTION No.: 14938

10. 98.766E (GITELMAN)

535 MISSION STREET OFFICE PROJECT. Certification of the Final Supplemental Environmental Impact Report (SEIR). The proposed project would demolish an existing 15,000 sf building and construct a 294 foot tall (22 story) office building at the corner of Mission Street and Shaw Alley (near First Street) in downtown San Francisco (Assessor's Block 3721, Lots 68 and 83). The project would result in a net increase of about 243,000 sf of office space and 3,000 sf of retail space on the site. The new building would provide ground level public open space within the building and Shaw Alley, and would provide valet parking for about 39 vehicles. Note: the public hearing for this item is closed. The public comment period for the Draft SEIR ended on October 21, 1999.

SPEAKER(S): None
ACTION: Approved

AYES: Theoharis, Mills, Richardson, Chinchilla, Antenore, Joe, Martin



RESOLUTION No.: 14939

11. 99.027E (COOPER)

160 KING STREET, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The proposed project would demolish the existing three-story building at 151-161 Townsend Street, between Second and Third Streets (Assessor's Block 3794, Lot 25) and construct a new, nine-story (plus mechanical penthouse), 105-foot-tall office building, including 352 off-street parking spaces on a basement level and the first four above-ground levels, and one freight loading space. The proposed new building would contain approximately 174,900 gross square feet (gsf) of office space and about 8,100 gsf of ground floor retail space. The site is a through-lot with frontages on Townsend and King Streets, directly across King Street from Pacific Bell Park, and is in an M-2 (Heavy Industrial) zoning district and a 105-F height and bulk district. NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON OCTOBER 11. 1999.

(Continued from Regular Meeting of November 18, 1999)

SPEAKER(S): None

ACTION: Approved

AYES: Theoharis, Mills, Richardson, Chinchilla, Antenore,, Martin

NAYES: Joe MOTION No.: 14940

12. 98.281E (AHMADI)

185 BERRY STREET, CHINA BASIN LANDING OFFICE EXPANSION- Public hearing on the Draft Environmental Impact Report. The proposed project would be the vertical expansion of the existing China Basin Landing building on Berry Street by adding three stories to the existing three floors. The expansion would consist of approximately 193,600 gross square feet of office space and rise to a total height of approximately 87 feet. No parking has been proposed in conjunction with the office expansion project. The project site is bounded by Berry Street, Third Street, the China Basin Channel, and Fourth Street in the South Beach/China Basin area of San Francisco (Assessor's Block 3803, Lot 5). As part of the project a height reclassification is being proposed to increase the height limit from 60 feet to 90 feet. The project would require approval by the Planning Commission pursuant to Planning Code Sections 302 and 306 (Amendments to the Planning Code) and 321 (Office Development: Annual Limit) and approval of a variance to allow zero parking spaces where 329 are required by the Planning Code. The project would require approval from the Board of Supervisors for height reclassification. The purpose of the hearing is to take public comment on the adequacy of the Draft EIR which was published on November 6. 1999.

SPEAKER(S): Sue Hestor
Public hearing closed. Written coments accepted until C.O.B. 12/21/99.

13. 99.530C (WANG) 1708 - 1712 WAWONA STREET, northwest corner of 28th Avenue and Wawona Street; Lot 24 in Assessor's Block 2468 - Request for authorization of a Conditional Use to allow subdivision of the subject vacant lot into two new lots, with each lot having a width of less than the required minimum lot width of 25 feet, in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): None



ACTION: Without hearing, continued to 1/27/00

AYES: Theoharis, Mills, Richardson, Chinchilla, Joe, Martin

ABSENT: Antenore

14. 99.657C (BORDEN)

110 MERCED AVENUE, north side, between Pacheco Street and Kensington Way; Lot 4 in Assessor's Block 2886 -- Request for a Conditional Use authorization under Planning Code Section 209.3(j) (Institutional Uses Permitted in R Districts) to change the use of an existing building in the RH-1(D) (House, One-Family (Detached Dwellings)) District and a 40-X Height and Bulk District.

APPLICATION WITHDRAWN

15. 1998.496C (PAEZ)

333 DOLORES STREET, The Childrens Day School, east side between 16th and 17th Streets. Assessor's Block 3567, Lot 57, a portion of City Landmark 137. Request for authorization of a Conditional Use to expand an existing elementary school from pre-school through fourth grade to include pre-school through eighth grade, as well as to construct a new school building which would contain classrooms, administrative offices and a multipurpose room, in an RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 28, 1999).

Note: On October 28, 1999, following public testimony the Commission closed public hearing. Commissioner Chinchilla was absent.

SPEAKER(S): None

ACTION: Continued to 1/6/00

AYES: Theoharis, Mills, Richardson, Chinchilla, Joe, Martin

ABSENT: Antenore

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:15 PM the Planning Commission convened into a Special Discretionary Review (DR) Hearing.

16. 98.712D (ZWIERZYCKI)

<u>36-46 STATES STREET</u>, north side between Castro and Douglass Streets, Lots 014 and 059 in Assessor's Block 2622 -- Request for Discretionary Review of Building Permit Application Nos. 9904793 and 9908403/4/5, proposing to demolish a dwelling unit on Lot 059, subdivide Lot 059 and construct six units on three resulting lots in a RH-2 (House, Two-Family) District. (Continued from Regular Meeting of December 2, 1999)

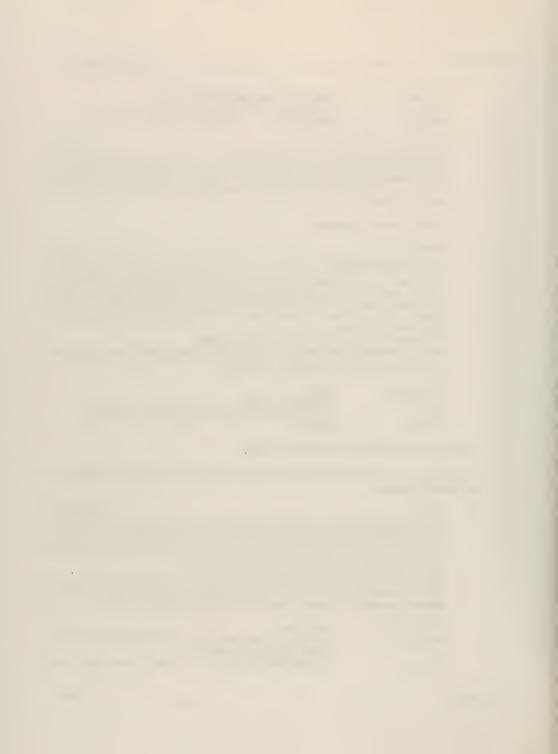
Note: On October 14, 1999, following public testimony, the Commission Closed the Public Comment Period. The Planning Commission requested that the Project Sponsor meet with the neighborhood to address neighborhood concerns.

SPEAKER(S): John Sanger

ACTION: Hearing was re-opened to address revised plans. Take D.R.

Approved plans as revised

AYES: Theoharis, Mills, Richardson, Chinchilla, Antenore, Martin, Joe



98.989D 17. (LI)

324 LARKIN STREET, east side between Golden Gate Avenue and McAllister Street. Lot 009 in Assessor's Block 0347 -- Request for Discretionary Review of Building Permit Application No. 9821487, proposing to eliminate two legal units and one illegal unit in the basement of the existing 24-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

(Continued from Regular Meeting of November 4, 1999)

Note: On August 26, 1999, following public testimony, the Commission Closed the Public Hearing.

SPEAKER(S):

None

ACTION:

Take D.R. Approved the retention of unit A & B, and eleminate

unit C.

AYES:

Theoharis, Mills, Richardson, Chinchilla, Antenore, Martin, Joe

1999.680D 18. (BORDEN)

926 WAWONA STREET, north side between 20th and 21st Avenues, Lot 026 in Assessor's Block 2476 -- Request for Discretionary Review of BPA No. 9913254, proposing to add a second floor and horizontal extension at the rear to an existing dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S):

None

ACTION:

No D.R. Approved as proposed.

AYES: ABSENT: Theoharis, Mills, Richardson, Antenore, Martin, Joe

Chinchilla

19. 99.472D (KEYLON)

2355 VALLEJO STREET, south side between Steiner and Fillmore Streets, Lot 021 in Assessor's Block 0563 -- Request for Discretionary Review of BPA No. 9902775, proposing to construct a third story on top of an existing two-story-over-garage single-family dwelling and first floor rear addition in a RH-1 (House, One-Family) District.

SPEAKER(S):

Mark Cabi, Chris Hougie, Kepa Askenasy, Nick Ames, Marc

Horton, Margaret Moore, Jim Moore, Daryl Nelson, Barbara Bristow, Joan Trauner, Cheryl DeCote, Scott Emblidge, John

Sanger

ACTION: AYES:

No D.R. Approved staff recommendations

Theoharis, Mills, Chinchilla, Martin

NAYES: Antenore, Joe. Richardson

20. 1999.270DD (BIILLOVITS)

2836-38 WASHINGTON STREET, north side between Scott and Divisadero Streets, Lot 013 in Assessor's Block 0979 -- Request for Discretionary Review of BPA Nos. 9903501 and 9903695S, proposing the installation of an underground garage and interior remodeling of an existing two-unit building in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of November 18, 1999).

SPEAKER(S):

Alexander Siddell, Linda Cloda, Ed Burke, Jeff Lowenthal,



Rene Peinado

ACTION: Take D.R. Disapproved application #9903695S and approved

application 9903501 as amended by D.R. requestor's

recommendations: A, C & D.

AYES: Theoharis, Mills, Richardson, Chinchilla, Antenore, Martin, Joe

21. 1999.679D (SMITH)

3015 WASHINGTON STREET, south side between Broderick and Baker Streets, Lot 034 in Assessor's Block 1000 -- Request for Discretionary Review of BPA No. 9912719S, proposing to construct a one-story rear deck to an existing two-story-over-garage single-family residence in a RH-2 (House, Two-Family) District

SPEAKER(S): Jerry Klein, Ron Harrold, Charles Molett, Elizabeth Collen,

William D. Apple

ACTION: Take D.R. Disapproved the project

AYES: Theoharis, Mills, Richardson, Chinchilla, Antenore, Martin, Joe

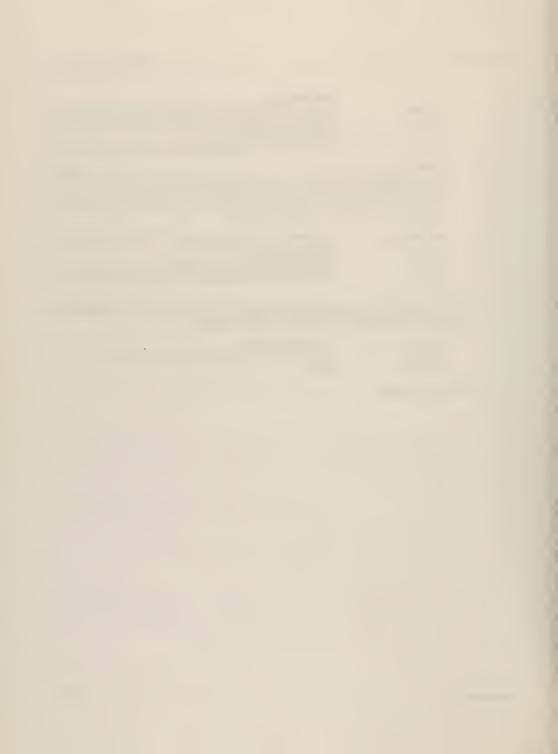
THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 6, 2000.

ACTION: Approved as drafted

AYES: Theoharis, Mills, Chinchilla, Antenore, Joe, Richardson

ABSENT: Martin

Adjournment: 6:59 p.m.



SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 400 City Hall, 1 Dr. Carlton B. Goodlett Place Thursday, December 16, 1999

1:30 PM

DOCUMENTS DEPT.

OCT - 3 2000

SAN FRANCISCO PUBLIC LIBRARY

Regular Meeting

PRESENT: ABSENT:

Mills, Antenore, Chinchilla, Joe, Martin, Richardson

Theoharis

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT MILLS AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald G. Green - Director of Planning, Mary Gallagher - Zoning Administrator, Lois Scott, May Fung, Tom Wang, Delvin Washington, Isolada Wilson, Joy Navarrete, Katherine Keylon, Kelly Pepper, Alison Borden, Linda D. Avery - Commission Secretary

Α. ITEMS PROPOSED FOR TO BE CONTINUANCE

1. 99 516C (BEATTY)

262-268 CHESTNUT STREET, north side between Grant and Kearny Streets, Lot 5 in Assessor's Block 55-- Request for Conditional Use authorization to subdivide the subject lot, with one single family dwelling on each lot. The two lots would have front widths of 18 feet-6 inches, which is less than the required width of 25 feet. The subject lot is in an RH-3 District and a 40-X Height and Bulk District.

(Proposed for Continuance to January 6, 1999, January 20, 2000)

SPEAKER(S):

None

ACTION:

Continued as amended

AYES:

Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT:

Theoharis

2. 99.630C (FALLAY)

130 - 132 TURK STREET, north side of Turk Street, between Taylor and Jones Streets; Lot 006 in Assessor's Block 0339 -- Request for a Conditional Use Authorization to allow



a re-establishment (per Section 178 of the Planning Code) of a Commercial use (Assembly, Personal and Social Services) above the ground story, as required by Planning Code Section 209.8, in RC-4 (Residential Commercial, High Density) District within the North of Market Residential Special Use District.

(Proposed for Continuance to January-6 27, 2000)

SPEAKER(S):

None

ACTION:

Continued as amended

AYES:

Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Theoharis

3. 98.922C

(PEPPER)

7355 GEARY BOULEVARD, south side between 37th and 38th Avenues; Lot 034 in Assessor's Block 1507: -- Request for Conditional Use authorization under Section 187.1 of the Planning Code to allow the renovation and intensification of an existing legal nonconforming automotive service station, including the addition of a new convenience store, in an RM-1 (Residential, Mixed, Low Density) District. (Continued from Regular Meeting of July 22, 1999)

(Proposed for Continuance to February 25, 2000)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson
ABSENT: Theoharis

99.218E

(COOPER)

1715 OCTAVIA STREET, 1907-09 PINE STREET and 1911 PINE STREET. Assessors Block 663, Lots 1, 28, 28A, 29 and 30. Appeal of Preliminary Negative Declaration. The proposed project would be the construction of a high school campus for 200 to 250 students. The campus would be comprised of: 1) three connected, two-to three-story, maximum 40-foot tall buildings, including an underground gymnasium, that together would form an approximately 48,000 square foot main building; 2) an existing residential and office building; 3) an outdoor courtyard; and 4) eight off-street parking spaces. The project site is located at the corner of Pine and Octavia Streets and is in an RH-2 (Residential, House Districts, Two-Family) zoning district and a 40-X height and bulk district.

(Proposed for Continuance to January 20, 2000)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Theoharis

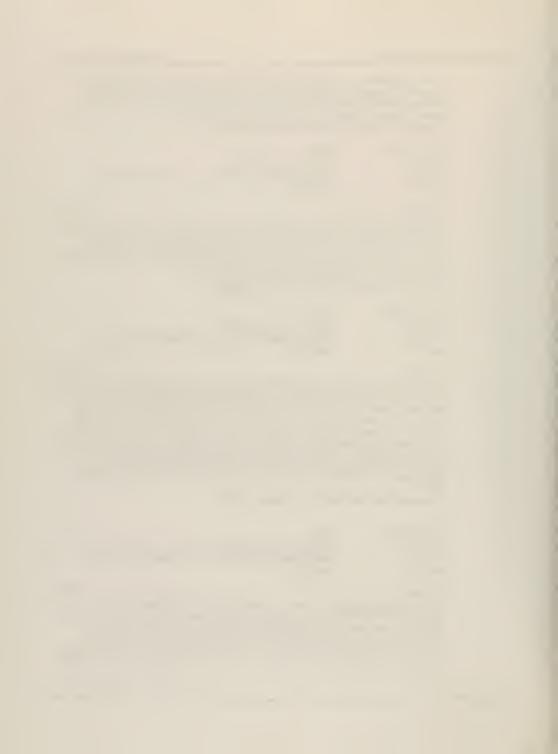
5. 98.599E

(WONG)

Page 2

2361 LOMBARD STREET -126-Room Hotel; Appeal of Preliminary Negative Declaration. South side between Scott and Pierce Streets; Lots 19, 20, 21, 22, 25, 26, and 30 in Assessor's Block 512; within an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and within a 40-X height and bulk district. Proposed demolition of an existing 24-room motel, a 4,400 square-foot restaurant, an auto repair establishment, and flower stand. A new hotel would be constructed with about 102-126

Meeting Minutes



hotel guest rooms. The new building would be 4 stories, approximately 80,152 square feet, and approximately 40 feet in height. About 85-102 parking spaces would be provided, with ingress/egress on Scott Street and on Lombard Street. One level of parking would be underground.

(Continued from Regular Meeting of November 18, 1999)

(Proposed for Continuance to January 27, 2000)

SPEAKER(S): None

ACTION: Continued as proposed

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Theoharis

B. PUBLIC COMMENT

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- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Sue Hestor

Re:- Live/Work permit and design control

- Protection for light and air

Ed Murray

Social Services

Michael Levine

Re: Federated Dept. Store to replace the Emporium site -

should not be approved routinely.

Deborah Stein

Re: Mission Language & Vocational has not been sold to SKS

Beryl MacAvery

Re: 580 Hayes Street

Michael Patten

Re: 580 Hayes Street

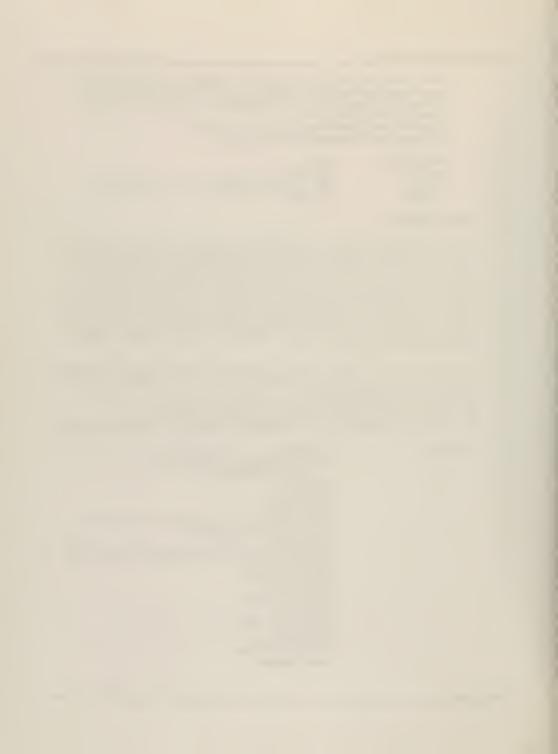
Jerry Germa

Re: 580 Haves Street

Steve Vettel

Re: Brotherhood Way

James Randolph



Re: Brotherhood Way Joan Jackson Re: Brotherhood Way

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption - draft minutes of 12/2/99.

ACTION: Approved

AYES: Mills, Antenore, Chinchilla, Joe, Martin, Richardson

ABSENT: Theoharis

Commission Matters

Antenore: Concerned to learn that issue of light and air raised at BOA seem to

not be considered.

D. DIRECTOR'S REPORT

Director's Announcements.

- CPC canceled for next 2 weeks.

- Happy Holidays and good luck in new year.

Plan to brief CPC on issues related to Department Work Program.

- 9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals.
 - 3995 Alemany (10/24)
 - 1082 Pennsylvania
 - 1468 25th Street

10. (BADINER)

Informational hearing and Commission Comment on the Planning Department's Code Enforcement Survey and proposed Code Enforcement Program and associated enforcement priorities.

SPEAKER(S): Patricia Vaughey

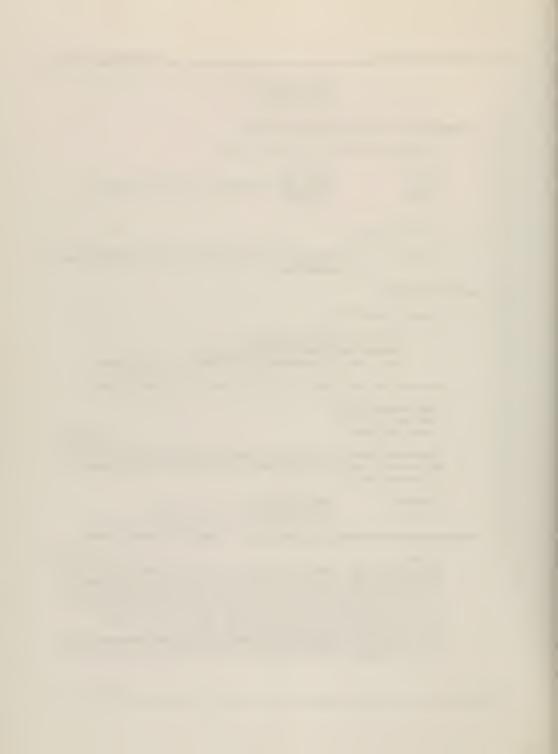
ACTION: Informational only. No action required.

E. CONSIDERATION OF FINDINGS AND FINAL ACTION -- PUBLIC HEARING CLOSED

11. 99.635D (BILLOVITS)

580 HAYES STREET, northeast corner of the intersection at Laguna Street, Lot 10 in Assessor's Block 807 -- Request for Discretionary Review of Building Permit Application No. 9913076, proposing commercial tenant improvements to establish a Rite Aid drug and variety retail store in an existing 5,800 square-foot building now occupied by the Hayes Valley Market in the Hayes-Gough Neighborhood Commercial District (Continued from Regular Meeting of November 4, 1999)

Note: On November 4, 1999, following public testimony, the Commission closed the public hearing. A motion to take D.R. and disapproved resulted in a vote of



+3 -3 (Joe, Chinchilla, Theoharis voted No). Item was continued to 12/16/99. Commissioner Martin was absent.

SPEAKER(S): None

ACTION: Disapproved

AYES: Mills, Antenore, Martin, Richardson

NAYES: Chinchilla, Joe ABSENT: Theoharis MOTION No.: 14936

F. REGULAR CALENDAR

12. 1999.176E
235 SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. 235
SECOND STREET, WILLIAM SONOMA MIXED USE DEVELOPMENT. Certification of the Final Environmental Impact Report (EIR). The proposed project would demolish seven existing one-and two-story buildings, and expand an existing four-story warehouse building to create a seven-story (88 feet tall) building containing about 180,800 sf of office space, 40,000 sf of production and light manufacturing space, 26,600 sf of shipping, loading, and handling space, and about 50 parking spaces. The project site is bounded by Second, Tehama, and Clementina Streets in the South of Market area, Assessor's Block 3736, Lots 60, 61, 62, 64, 65, 66, and 67. Note: the public hearing for this item is closed. The public comment period for the Draft EIR ended on December 2, 1999.

SPEAKER(S): None
ACTION: Approved

AYES: Mills, Antenore, Martin, Richardson, Chinchilla, Joe

ABSENT: Theoharis MOTION No.: 14941

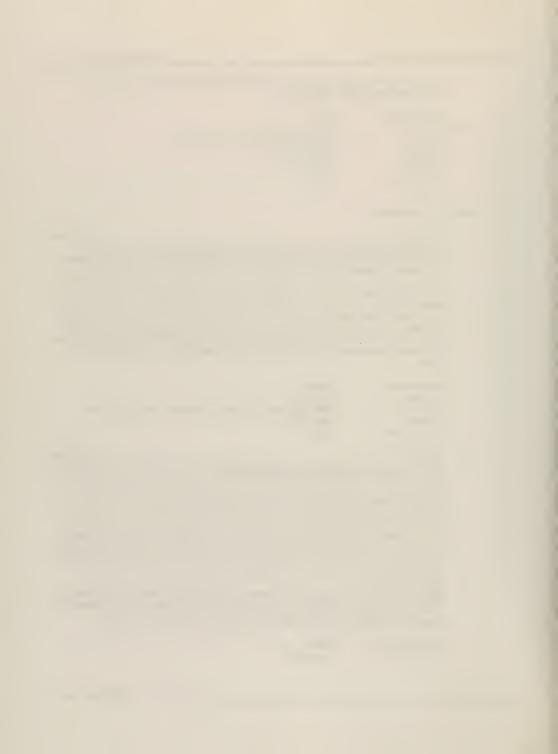
13. 98.714E (GLASNER)

350 RHODE ISLAND STREET, OFFICE BUILDING. Certification of Final Environmental Impact Report. The proposed project is to construct a four-story office building on the block bounded by Rhode Island, 17th, Kansas, and 16th Streets. After demolition of the existing building which was used as a solid waste transfer facility (previously owned by NORCAL), the new building would contain about 300,000 square feet of office space and about 3,000 square feet of first floor retail space. It would also contain 491 self-park spaces or 642 valet parking spaces on two and one-half levels of underground parking. This project is in an M-2 (Heavy Industrial) zoning district and in a 50-X Height and Bulk district. The proposal would require approval under Planning Code Section 321 (Office Development: Annual Limit) and conditional use authorization as a Planned Unit Development.

Note: The period of receipt of comments on this document closed on October 12, 1999. The Planning Commission held a public hearing to receive testimony on the Draft EIR on October 7, 1999. No testimony will be taken at this meeting.

SPEAKER(S): None
ACTION: Approved

Meeting Minutes



AYES:

Mills, Antenore, Martin, Richardson, Chinchilla, Joe

ABSENT: MOTION No.: Theoharis

14. 98.604E

(NAVARRETE)

MISSION STEUART HOTEL AND MUNI LAYOVER RELOCATION-- Public Hearing on Draft Environmental Impact Report. On Assessor's Block 3714, Lots 6, 7, 8, 9, and 17, the approximate 35,000 square-foot project is currently used as a MUNI bus layover yard. The proposed project would rezone the project site and construct a hotel with accessory uses following relocation of MUNI bus layover functions. The existing MUNI bus layover vard, including buses and the portable restroom on the site, would be removed and bus layover functions would be relocated to streets in the area. The new layovers are proposed to be in the following locations, all between Mission and Market Streets: No. 7, No. 21, and No. 71 lines would layover on the east side of Steuart Street; No. 9 line would be relocated to the east side of Main Street near Mission Street; Nos. 14, 14L and 14X would remain on the west side of Steuart Street; and No. 31 line would be moved to the north side of Mission Street near Main Street. Two bus lines (No. 2 and No. 6) would relocate to the Transbay Terminal. The project would construct a hotel which varies from 40 to 84 feet in height, containing approximately 200 hotel rooms, 3,000 square feet of retail space, 2,200 square feet of meeting room space, 3,800 square feet of valet parking space, one off-street loading space, and six bicycle spaces. The project would accommodate a transit shelter on the project site, adjacent to the hotel. The project site is located in a P (Public) zoning district and in an 84-E and OS (Open Space) height and bulk district. PROPOSED FOR CONTINUANCE TO DECEMBER 16, 1999. Note: Public comments will be accepted from August 21, 1999, to December 16, 1999 at 5:00 p.m. or the close of the Public Hearing before the Planning Commission, whichever is later.

(Continued from Regular Meeting of September 23, 1999)

SPEAKER(S):

Chip Connely, Jim Chappell, Norm Rolfe, Michael Cronbach, Tom Radulovie, Michael Levin, Dan Liberthson, Elizabeth Meetling, Christopher Scott, Evelyn Crane, Carmen Ramirez, Denise Obrero, James Mathias, Lloyd Schloegel, James

Mathias

ACTION:

Meeting held. No action required.

15. 99.367C

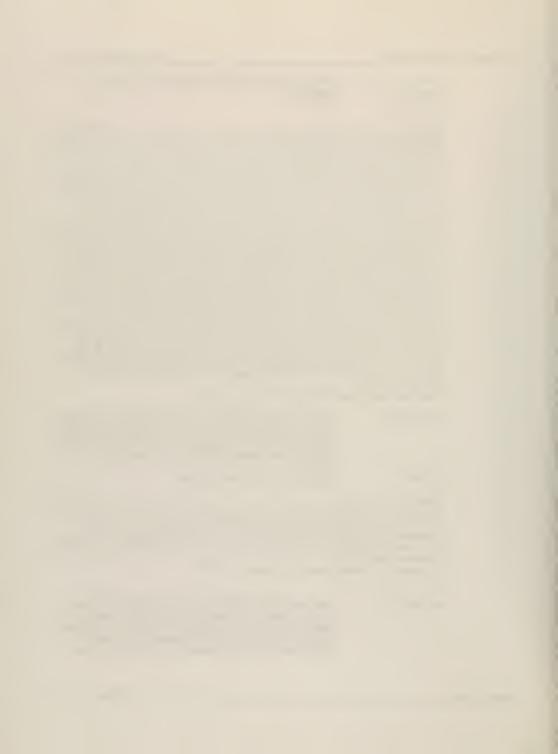
(WILSON)

<u>634 LOS PALMOS DRIVE</u>, north side between Globe Alley and Emil Lane; Lot 7 in Assessor's Block 3005C - Request for a Conditional Use authorization to allow the establishment of a residential care facility for 7 or more persons, pursuant to Planning Code Section 209.3(c), in an RH-1(D) (House, One-Family Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 18, 1999)

SPEAKER(S):

Karl Issel, Gloria Karmeol, Dan Liberthson, Mel Santos, Norman Hearst, Kathy Hoegger, Pat Coleman, Debbie Addad, Peter Harris, Lette Heart, Willes Kirk, Brad Finegold, Jay Freeman, Joe Mosley, Judy Romanenkou, Stephen Louie, George Masson, Dave Bishop, Bud Wilson, Ken



Hoegger, Nika St. Claire, Sandy W., Ilya Klebaner, Myel Joy, Christhopher Vance, Nancy Cooper, Linea Elken, Marilyn Teeter, Allan Lowe, Paul G. Schalze, Tom Wolner, Mary

Santos, Leticia Herst, Pat Olhoff.

ACTION: Approved

AYES: Mills, Antenore, Richardson, Chinchilla, Joe

NAYES: Martin
ABSENT: Theoharis
MOTION No.: 14943

16. 98.369A (KOMETANI)

435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Certificate of Appropriateness authorization under Planning Code, Article 10, to demolish an existing one-story parking structure and to construct a new five-story building in the Jackson Square Historic District. The subject property is zoned C-2 (Community Business) District, is in a 65-A Height and Bulk District, and is in the Washington-Broadway Special Use District (Continued from Regular Meeting of December 2, 1999)

SPEAKER(S): None

ACTION: Without hearing, continued to 1/20/00

AYES: Mills, Antenore, Martin, Richardson, Chinchilla, Joe

ABSENT: Theoharis

17. 98.369B (IONIN)

435 PACIFIC AVENUE, south side between Montgomery and Sansome Streets; Lot 28 in Assessor's Block 175 - Request for Project Authorization under Sections 321 and 322 of the Planning Code to allow the creation of office space greater than 25,000 gross square feet (gsf). The property is in the Jackson Square Historic District, Washington-Broadway Special Use District, a C-2 (Community Business) District, and a 65-A Height and Bulk District. The proposal is to demolish a single-story off-street parking structure and construct a new five-story office building approximately 60 feet tall, containing approximately 32,500 gsf of office space, 521 gsf of ground floor retail space, and approximately 7,500 gsf of off-street parking (15 spaces). (Continued from Regular Meeting of December 2, 1999)

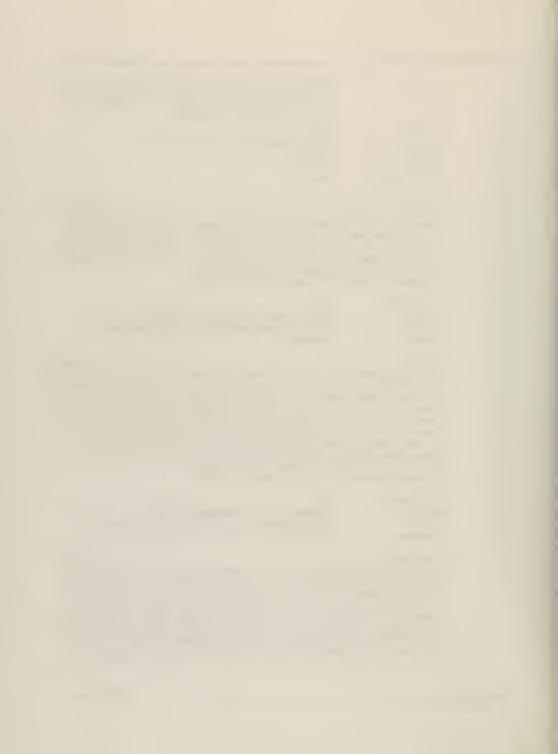
SPEAKER(S): None

ACTION: Without hearing, continued to 1/20/00

AYES: Mills, Antenore, Martin, Richardson, Chinchilla, Joe

ABSENT: Theoharis

18. 1999.008EC (WANG) 1298 BROTHERHOOD WAY, the St. Thomas More Catholic Church Campus at the southwest corner of Junipero Serra Boulevard and Brotherhood Way on both sides of Thomas More Way; Lots 2, 10, 19, and 20 in Assessor's Block 7380 - - Request for Conditional Use authorization for a Planned Unit Development (PUD) proposing (1) construction of a residential care facility, known as The Elder Care Alliance Assisted Living Facility, providing lodging, board and care to seven or more persons in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District, (2) exceptions from rear yard requirements and off-street parking requirements, and (3) relocation of the existing St. Thomas More Catholic Church parking



onto a different lot, across Thomas More Way at the St. Thomas More Elementary School playground, with an amount of parking exceeding the amount classified as accessory

(Continued from Regular meeting of October 28, 1999)

Note: On October 28, 1999, following public testimony the Commission closed the public hearing.

SPEAKER(S): Steve Vettel, Rebeca Kohlstrand, Cathy Sanford, Patricia

> Mairena, Susan Palmer, Linda Sheh, Marguerite Proll, Sr. Jane Egan, Sr. Jacqueline Golden, Maria Casey, Kevin Casey, Carla West, Marianne Petroni, Eva R. Weber, Elizabeth Hurley, William Mannion, Janeane Randolph, Bishop John Weston, Robert Pender, Peter Maikalis, Sr. Glen Ann McPhee, Richard Byrne, Steve William, Sr. Patricia

Creedon.

ACTION: Approved

AYES: Mills, Richardson, Chinchilla, Joe

NAYES: Antenore, Martin ABSENT: Theoharis 14944

19. 99.703C

MOTION No.:

(KEYLON)

2359 CHESTNUT STREET, south side between Scott and Divisadero Streets. Lot 18F in Assessor's Block 936- Request for Conditional Use Authorization under Planning Code Section 711.43 for a large fast food restaurant, the Bread Basket, as defined by Planning Code Section 790.90, in an NC-2 (Neighborhood Commercial Small Scale) District and 40-X Height and Bulk district.

SPEAKER(S): Douglas Chan, Patricia Vaughey

ACTION: Approved

AYES: Mills, Antenore, Richardson, Chinchilla, Joe

ABSENT: Theoharis, Martin

MOTION No.: 14945

20. 99.486C (BEATTY)

998 BUSH STREET, northeast corner of Bush and Jones Streets, Lot 6 of Assessor's Block 275.-- Request for Conditional Use authorization to construct an addition to the existing building above a height of 40 feet. The proposal is to expand four of the units on the top floor to create a partial sixth story, for a total height of 52 feet. The subject building is in an RC-4 (Residential-Commercial Combined, High Density) District and a 65-A Height and Bulk District.

SPEAKER(S): None

ACTION: Without hearing, continued to 1/20/00

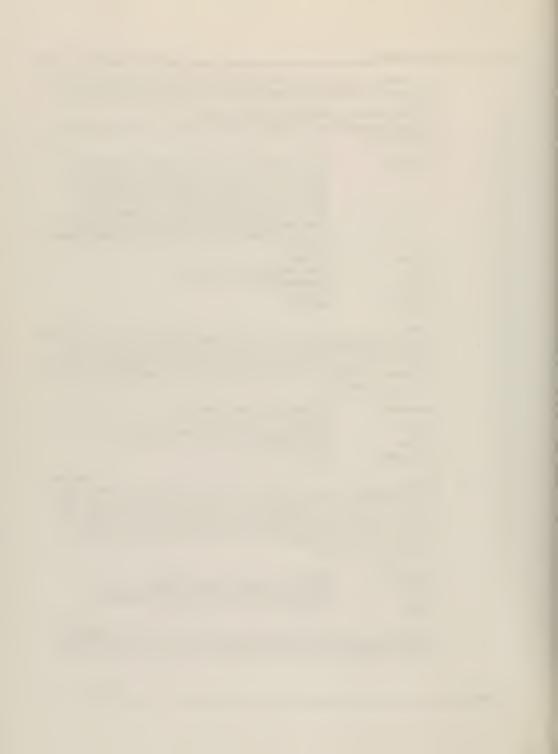
Mills, Antenore, Martin, Richardson, Chinchilla, Joe AYES:

ABSENT: Theobaris

21. 99.683C (BORDEN)

20 WOODSIDE AVENUE (501 LAGUNA HONDA BLVD.), St. John's United Church of Christ, at the southeastern corner of Woodside Avenue and Laguna Honda Boulevard;

Meeting Minutes



Lot 1 in Assessor's Block 2888A -- Request for a Conditional Use authorization under Planning Code Section 209.6 to install a total of 3 panel antennae and an equipment room on the interior of the bell tower of St. John's United Church of Christ as part of a wireless telecommunication network in the RH-1 (D) (House, One-Family (Detached Dwellings)) District and a 40-X Height and Bulk District.

SPEAKER(S): Tere Schmidt, Roger Ridgeway

ACTION: Approved

AYES: Mills, Antenore, Richardson, Chinchilla, Joe

ABSENT: Theoharis, Martin

MOTION No.: 14946

22. 99.730C

(PEPPER)

1100 OAK STREET, northwest corner at Divisadero; Lot 016 in Assessor's Block 1215: -Request for Conditional Use authorization pursuant to Section 711.83 of the Planning
Code to install a total of nine antennas and a base transceiver station on the roof of the
existing commercial building as part of Sprint's wireless telecommunications network in
an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk
District.

SPEAKER(S): Gloria Tonowski, Patricia Vaughey

ACTION: Public hearing closed, continued to 1/13/00 to determine if

the penthouse is a dwelling unit.

AYES: Mills, Antenore, Richardson, Chinchilla, Joe

ABSENT: Theoharis, Martin

23. 98.173E (MALTZER)

526-548 BRANNAN STREET; NEW CONSTRUCTION OF 108 LIVE/WORK UNITS: Assessor's Block 3777, Lots 38 and 41, on Brannan and Freelon Streets between Fourth and Fifth Streets in a Service/Light Industrial (SLI) Zoning District. To consider an appeal of the Preliminary Negative Declaration on the proposed project. The site currently contains a two-story office building and a one-story to two-story building occupied by a warehouse, offices, and retail outlet for an import company; and a shed. The proposed project encompasses merging the two lots; subdividing the resulting lot into three lots; demolishing the existing buildings, and constructing three four-story, 55-foot tall live/work buildings, each containing 36 live/work units in three levels with mezzanines totaling about 34,000 square feet and 36 parking spaces in a ground floor parking garage, for a total of 108 live/work units totaling about 102,000 square feet and 108 parking spaces. Garage access and egress for each building would be on Brannan Street. (Continued from Regular Meeting of December 2, 1999).

SPEAKER(S): None

ACTION: Without hearing, continued to 1/6/00

AYES: Mills, Antenore, Richardson, Chinchilla, Joe, Martin

ABSENT: Theoharis

AT APPROXIMATELY **7:25 PM** THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW (DR) HEARING.



24. 98.173D (MILLER)

526-548 BRANNAN STREET, through lot to Freelon Street between 4th and 5th Streets, Lots 038 and 041 in Assessor's Block 3777 -- Staff-initiated Discretionary Review of BPA Nos. 9803230, 9905488, 9905479, 9803229, and 9918996, proposing to demolish two buildings and to construct three new live/work buildings with a total of 108 units in a SLI (Service, Light Industrial, Residential) District, a 50-X Height and Bulk District, and in an Industrial Protection Zone.

(Continued from Regular Meeting of December 2, 1999). None

SPEAKER(S):

ACTION: Without hearing, continued to 1/6/00

AYES: Mills, Antenore, Richardson, Chinchilla, Joe, Martin

ABSENT: **Theoharis**

25. 99.751D (PEPPER)

3949 WASHINGTON STREET, south side between Arguello Boulevard and Cherry Street, Lot 034 in Assessor's Block 0991 -- Request for Discretionary Review of BPA No. 9914996, proposing to merge two dwelling units into one single-family dwelling and construct a three-story rear addition in a RH-1 (House, One-Family) District.

SPEAKER(S):

None

ACTION:

Without hearing, continued to 1/20/00

AYES:

Mills, Antenore, Richardson, Chinchilla, Joe, Martin

ABSENT: Theoharis

26. 99.667D (ZWIERZYCKI)

127 MOFFIT STREET, west side between Diamond and Bemis Streets, Lot 019 in Assessor's Block 6713 -- Request for Discretionary Review of BPA No. 9907912, proposing to construct an attached two-story addition at the rear of a two-story, singlefamily residence in a RH-1 (House, One-Family) District.

SPEAKER(S):

Greg Hallstaff, Mark Meger, Jim Daily, Jim Valenti

ACTION:

Take D.R. Approved staff recommendations. Mills, Antenore, Richardson, Chinchilla, Joe, Martin

AYES: ABSENT:

Theoharis

27. 99.753D (ZWIERZYCKI)

1051 GENEVA AVENUE (AKA 881 LISBON STREET), northeast corner of Geneva Avenue and Lisbon Street, Lot 015 in Assessor's Block 6407 -- Request for Discretionary Review of BPA No. 9905545, proposing to legalize the second unit on the ground floor of a two-story, two-unit building in a RM-1 (Residential, Mixed, Low Density) District.

SPEAKER(S):

None

ACTION:

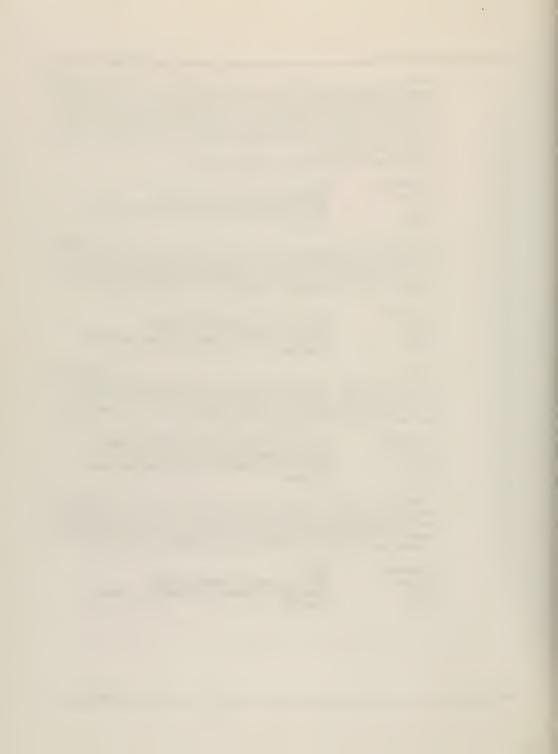
Without hearing, continued to 1/20/00

AYES:

Mills, Antenore, Richardson, Chinchilla, Joe, Martin

ABSENT:

Theoharis



THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 6, 2000.

| ACTION: | Approved as drafted |
|---------|---------------------------------------------------------|
| AYES: | Theoharis, Mills, Chinchilla, Antenore, Joe, Richardson |

ABSENT: Martin

Adjournment: _____





PLANNING DEPARTMENT

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NOTICE CANCELLATION

SAN FRANCISCO PLANNING COMMISSION **Regular Meeting** Thursdays, December 23 and December 30, 1999

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursdays, December 23 and December 30, 1999 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, January 6, 2000.

> Linda D. Avery Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT ANITA THEOHARIS VICE-PRESIDENT BEVERLY MILLS COMMISSIONER DENNIS A. ANTENORE COMMISSIONER HECTOR CHINCHILLA COMMISSIONER LARRY MARTIN COMMISSIONER CYNTHIA JOE COMMISSIONER LINDA RICHARDSON GERALD G. GREEN, DIRECTOR OF PLANNING MARY GALLAGHER, ZONING ADMINISTRATOR LINDA D. AVERY, COMMISSION SECRETARY

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